

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 1014

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



RO#1014

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:

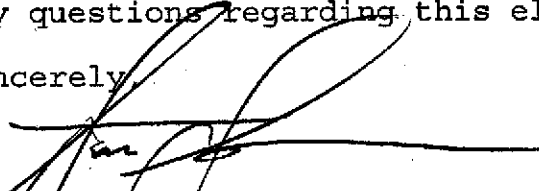
Staff have completed review of the August 18, 1997 ENGEO, Inc. Risk Management Plan (RMP) presented to address potential exposures to site workers and future residents from residual motor vehicle fuel and other contaminants at the subject site. This RMP proposes mitigation measures to reduce or eliminate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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#1014

StId 4439/lop

July 11, 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: 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 Nysten. 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.

Kuening


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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 1014

StId 4439/lop

March 11, 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: 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
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ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#1014

StId 4439

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

March 3, 1997

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

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Std 4439

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

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 Kuening, 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)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



201014

Alameda County
Environmental Health
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1014

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 Arulanantham, RWQCB
Kevin Grave, RWQCB
Gordon Coleman-File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#1014

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).

Gerton

RE: 5293 Crow Canyon Rd.

April 3, 1996

Page 2 of 2

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:

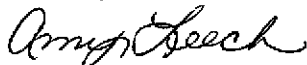
- It appears that the stockpiled soil has not been adequately described or characterized at this site. Based on recent field observations and review of a site map drawn by Aqua Science Engineers, Inc., there are at least three relatively large soil piles located at the south end of the site. If this 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



RO#1014

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,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

^{cc}
c: Gordon Coleman - File(ALL)

Mr. Okey Ozoh
RE: 934 34th Street, Oakland, California 94609
September 15, 1993
Page 2 of 2

- Please notify this office at least 72 hours in advance for the start of the proposed overexcavation so a site visit can be arranged by a representative from this office.

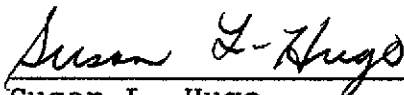
Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). These reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Please provide our office with documentation of the stockpiled soil disposal and the manifest for the underground storage tank disposal.

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division / file
Joseph Cotton, Office of Public Works, City of Oakland
1333 Broadway, Suite 330, Oakland, CA 94612
Odili Ojukwu, Moju Environmental Technologies
315 Washington Street, Suite 200, Oakland 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01014

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 4439

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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01014

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01014

May 2, 1991

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

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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01014

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.

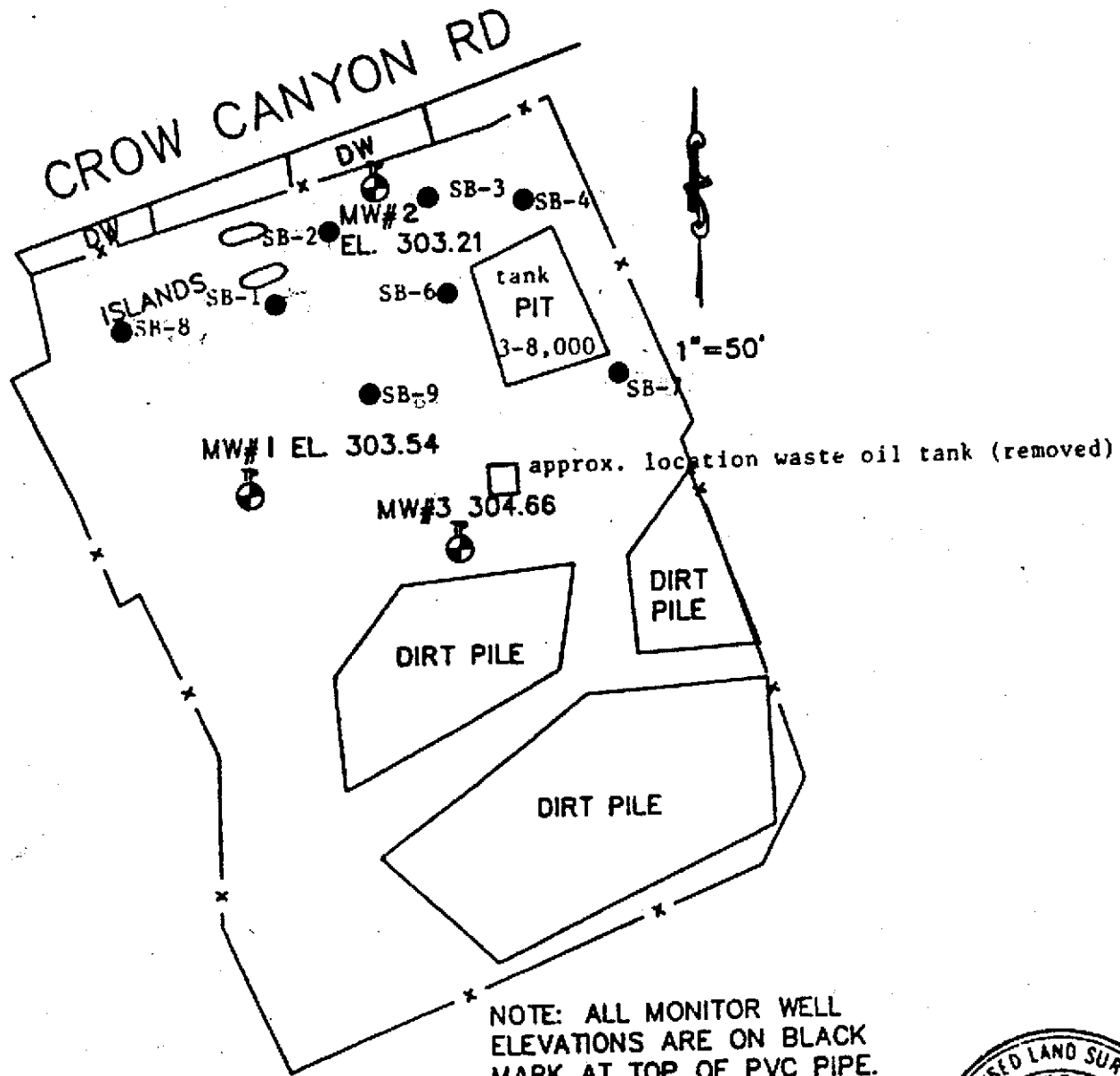
Sincerely,



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

Figure 1
Site Plan



NOTE: ALL MONITOR WELL ELEVATIONS ARE ON BLACK MARK AT TOP OF PVC PIPE.

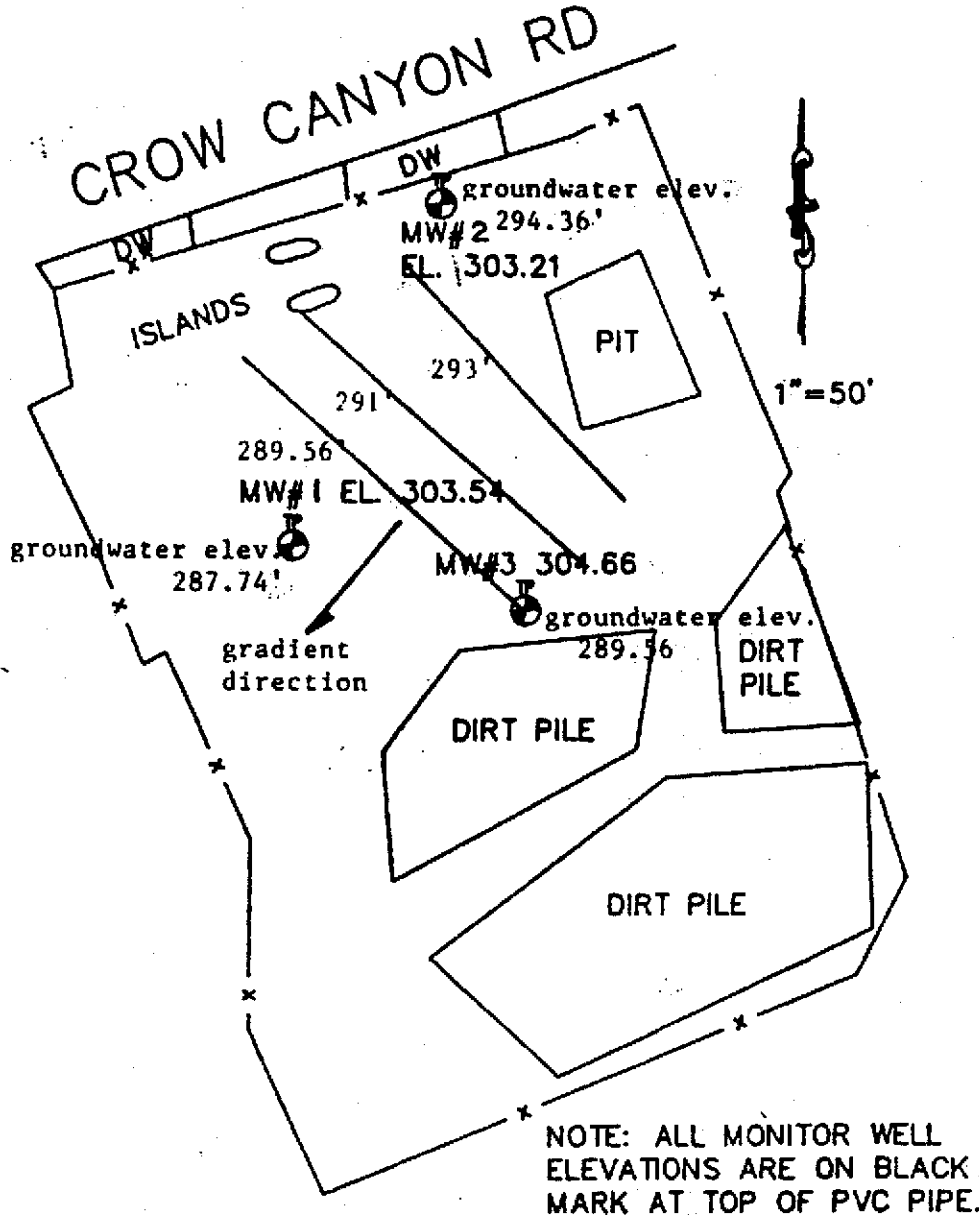
● denotes soil boring/sampling location

BM BRASS DISK IN TOP OF CURB AT THE MOST EASTERLY CURB RETURN AT CROW CANYON ROAD AND SAN SIMEON PLACE. ELEV. : 307.73 FEET



Drawn DE Job 4307-01 Checked DE
 Scale 1" = 50' Date 7-16-90 Parcel _____

Figure 3
Groundwater Gradient
May 30, 1990



BM BRASS DISK IN TOP OF CURB AT THE MOST EASTERLY CURB RETURN AT CROW CANYON ROAD AND SAN SIMEON PLACE. ELEV. : 307.73 FEET



Drawn DE Job 4307-01 Checked DE
 Scale 1"=50' Date 7-16-90 Parcel _____

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01014

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 of 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



R01014

Telephone Number: (415)

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01014

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.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01014

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
1000 Lakeside Drive, Suite 100
Castro Valley, CA 94546
Tel. 478-271-4320

August 30, 1989

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

RE: ⁵²⁹³~~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:

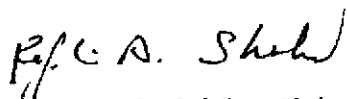
- 1) Submit within 30 days a Preliminary Site Assessment proposal following the criteria discussed in the attached May 8, 1989 correspondence;
- 2) Remit a check totalling \$831 to cover county time in review and oversight of the site assessment.

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01014

August 9, 1989

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

Ms. Sandra Bruni
Pacific Environmental Group, Inc.
1601 Civic Center Dr., Ste. 202
Santa Clara, CA 95050

RE: SITE SEARCH, FORMER ARCO SERVICE STATION, 5293 CROW CANYON ROAD,
CASTRO VALLEY

Dear Ms. Bruni:

We are in receipt of your letter dated March 22, 1989 requesting information from our files for the above referenced site. A summary of this information is provided below:

- 1) Four underground storage tanks (UST) were removed on February 10, 1989. Contamination of soil up to 980 ppm of total petroleum hydrocarbons as gasoline (TPH-G), and 775 ppm of total oil and grease (TOG) were detected.
- 2) Awaiting submittal of site remediation work plan proposal as requested from this office in correspondence dated May 8, 1989.

This summary is limited to information available to this office and does not include any information available to other agencies or businesses which may be involved with this property.

Please also find enclosed a copy of our invoice sent to our Billing Unit.

Should you have any further questions, please contact Edgar Howell III, Supervising Hazardous Materials Specialist, at 415/271-4320.

Sincerely,

Edgar Rafat A. Shahid, Chief
Hazardous Materials Division

Enclosure

cc: Scott Seery, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ R01014 (5293 Crow Canyon)

R0842 (3940 Castro Valley)

Certified Mailer # P 833 981 493

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

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

NOTICE OF VIOLATION

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.

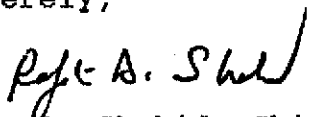
Mr. Dan Dineen
Lakeshore Financial
July 27, 1989
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Please be further advised that failure to respond fully to this request will result in your case being referred to the Alameda County District Attorney's Office for possible enforcement action. Your 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01014

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
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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

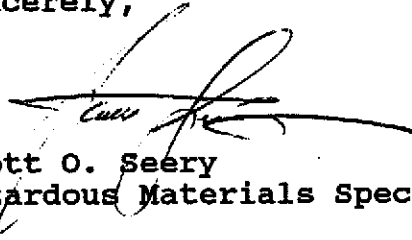
cc: Howard Hatayama, DHS
Scott Hugenberger, RWQCB
Bob Bohman, Castro Valley Fire Dept.
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Pari Miraftabi, Alameda County Building and Inspection Dept.
Scott Seery, Alameda County Hazardous Materials Program
Files

Enclosure

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