ADOBE ASSOCIATES
P.O. Box 2673
Castro Valley, California 94546
415-582-3666

91 JUL 24 PM 12:08

July 23, 1991

Mr. Scott Seery
Alameda County Health Agency
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

RE: Quarterly Sampling at Adobe Center
3098 Castro Valley Boulevard
Castro Valley, CA

Dear Mr. Seery:

This letter will confirm our telephone conversation of today in which I requested that you review our request of April 17, 1991 to discontinue or reduce the frequency of monitoring at the above referenced site.

Enclosed is a copy of the letter which was sent to you on April 17, 1991 from our consultant Hageman-Aguiar, Inc. The letter indicates that quarterly sampling has indicated that contamination levels have declined to non-detectable concentrations. For this reason, we are requesting that sampling be discontinued or at least reduced to monitoring on an annual basis.

Thank you for your consideration of our request.

Sincerely,

Clifton A. Sherwood
General Partner

cc: Bruce Hageman

ADOBE ASSOCIATES
P.O. BOX 2673
CASTRO VALLEY, CA 94546

(415) 582-3666

LETTER OF TRANSMITTAL

DATE	JOB NO.
7/24/91	

ATTENTION

RE: ADOBE CENTER
CASTRO VALLEY

TO Scott Seery

91 JUL 26 P1:12:55

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☑ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☑ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☑ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS THIS WAS LEFT OUT OF THE INFORMATION THAT WAS SENT TO YOU YESTERDAY.

COPY TO _____

SIGNED: [signature]

If enclosures are not as noted, kindly notify us at once.

HAGEMAN-AGUIAR, INC.

Underground Contamination Investigations
Groundwater Consultants, Environmental Engineering

3732 Mt. Diablo Blvd. Suite 372
Lafayette, California 94549
(415) 284-1661
FAX (415) 284-1664

91 APR 18 AM 10: 22

April 17, 1991

Scott Seery
Alameda County Health Agency
Department of Environmental Health
80 Swan Way
Room 200
Oakland, CA 94621

RE: Quarterly Sampling at Adobe Plaza, 3098 Castro Valley Blvd., Castro Valley, CA.

Dear Mr. Seery:

Please find enclosed a copy of the most recent quarterly report for the above-referenced site, dated April 8, 1991.

The results of continued quarterly shallow groundwater sampling has indicated that **contamination levels have declined to non-detectable concentrations**, as would be expected due to the removal of the contamination source (underground tanks). In fact, **no detectable concentrations of Benzene have been found in any of the shallow groundwater monitoring wells since August 22, 1989**.

Based upon the historical concentrations of petroleum constituents in the shallow groundwater, as shown in Table 2 of the April 8, 1991, quarterly report, we respectfully request that either 1) groundwater monitoring be discontinued and the existing monitoring wells be properly abandoned, or at least 2) the frequency of monitoring be reduced to an annual basis.

Please note that this request is in accordance with the procedures described in the State Water Resources Control Board LUFT Field Manual for a Category 3 site. According to these procedures, "after a history is established for the site showing that contamination levels have been stable or declining during the first year, then a gradual reduction in monitoring requirements can be allowed. Eventually, if pollution continues to be stable or decline, the monitoring requirements may be discontinued."

If you have any questions, or would like to arrange a meeting to discuss these results, please call me at (415)284-1661.

Sincerely,

Gary Aguiar
Principal Engineer

cc: Lester Feldman, RWQCB
Cliff Sherwood, Adobe Associates

TABLE 2. Shallow Groundwater Sampling Results.
Adobe Plaza, Castro Valley

Well	Date	Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-Benzene (ug/L)	Xylenes (ug/L)
1	8-22-89	ND	0.5	1.2	ND	3.1
	5-24-90	ND	ND	ND	ND	ND
	8-29-90	ND	ND	ND	ND	ND
	11-28-90	ND	ND	ND	ND	ND
	3-08-91	ND	ND	ND	ND	ND
2	8-22-89	110	5.3	ND	ND	ND
	9-06-89	ND	ND	ND	ND	ND
	5-24-90	ND	ND	ND	ND	ND
	8-29-90	110	ND	0.8	1.1	0.6
	11-28-90	ND	ND	ND	ND	ND
	3-08-91	ND	ND	ND	ND	ND
3	8-22-89	ND	ND	ND	ND	ND
	6-08-90	ND	ND	ND	ND	ND
	8-29-90	ND	ND	ND	ND	ND
	11-28-90	ND	ND	ND	ND	ND
	3-08-91	ND	ND	ND	ND	ND
DETECTION LIMIT (ug/L)		50	0.5	0.5	0.5	0.5

HAGEMAN-AGUIAR, INC.

Underground Contamination Investigations
Groundwater Consultants, Environmental Engineering

3732 Mt. Diablo Blvd. Suite 372
Lafayette, California 94549
(415) 284-1661
FAX (415) 284-1664

April 8, 1991

QUARTERLY REPORT
FOR
ADOBE PLAZA
3098 Castro Valley Blvd
Castro Valley, CA

On March 8, 1991, all three on-site monitoring wells were sampled for the laboratory analysis for dissolved petroleum constituents. The location of the site is shown in Figure 1 (site vicinity map). The locations of the monitoring wells are shown in Figure 2 (site map).

Monitoring Well Sampling and Laboratory Analysis

On March 8, 1991, groundwater samples were collected from each of the on-site monitoring wells. Prior to groundwater sampling, each well was purged by bailing 3 to 5 casing volumes of water. Field conductivity, temperature, and pH meters were present on-site during the monitoring well sampling. As the purging process proceeded, the three parameters were monitored. Purging continued until readings appeared to have reasonably stabilized. After the water level in the well had attained 80% or more of the original static water level, a groundwater sample was collected using

FIGURE 1. Site Location Map.

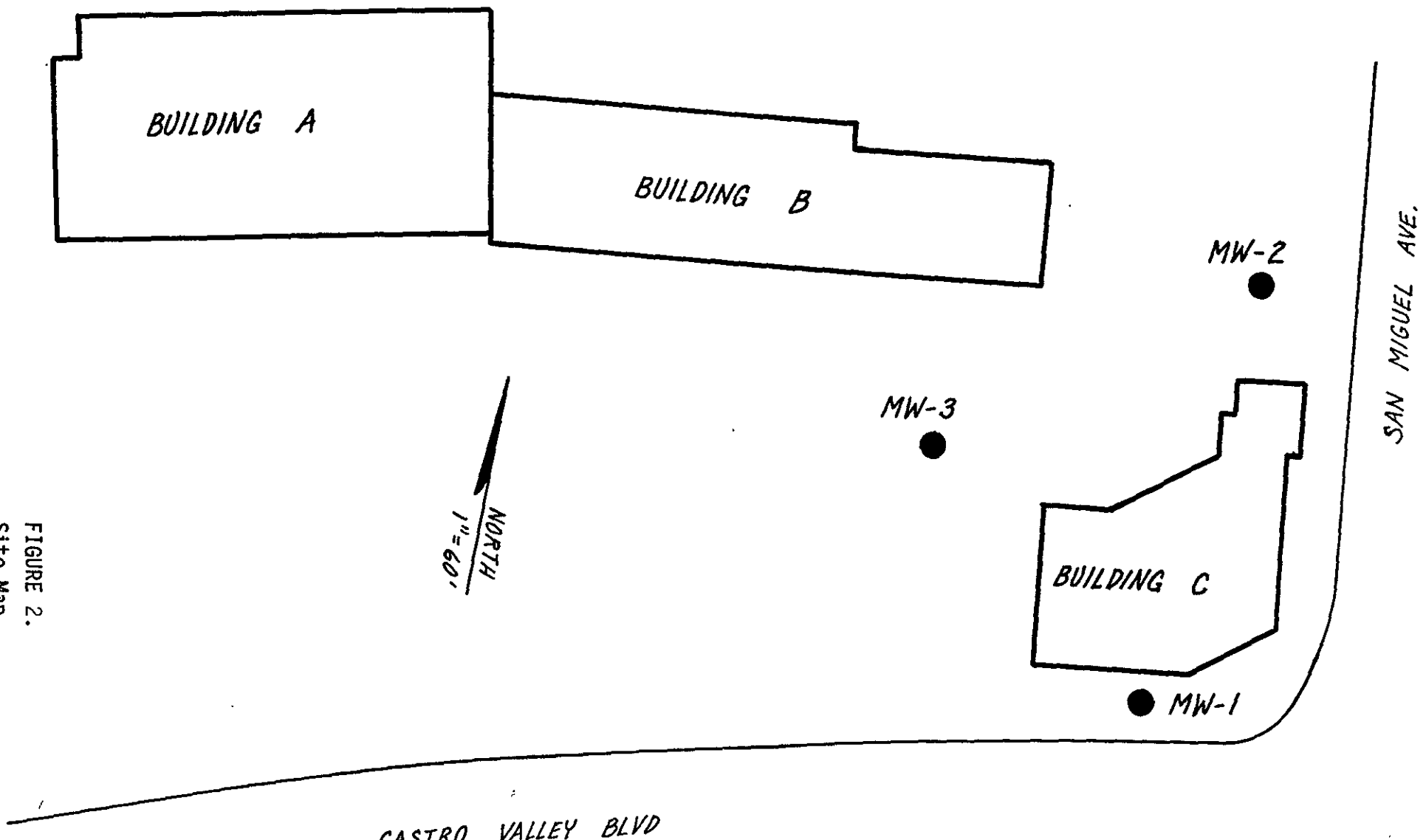


FIGURE 2.
Site Map.

a clean teflon bailer. The water sample was placed inside appropriate 40 mL VOA vials free of any headspace. The samples were immediately placed on ice, then transported under chain-of-custody to the laboratory at the end of the work day.

At the time each monitoring well was sampled, the following information was recorded in the field: 1) depth-to-water prior to purging, using an electrical well sounding tape, 2) identification of any floating product, sheen, or odor prior to purging, using a clear teflon bailer, 3) sample pH, 4) sample temperature, and 5) specific conductance of the sample.

Copies of the well sampling logs are included as Attachment A.

All analyses were conducted by a California State DOHS certified laboratory in accordance with EPA recommended procedures (Chromalab Laboratory, San Ramon, CA). All groundwater samples were analyzed for Total Petroleum Hydrocarbons as Gasoline, Benzene, Toluene, Ethylbenzene, and Total Xylenes.

All water removed from the wells during the most recent purging and sampling has been drummed and stored on-site until the results of laboratory anaylses could be obtained.

Water Level Measurements.

Shallow water table elevations were measured on March 8, 1991. These measurements are shown in Table 1. Figure 3 presents a contour map for the shallow groundwater table

TABLE 1. Shallow Water Table Elevations.
Adobe Plaza, Castro Valley
(March 8, 1991)

Well	Top of Casing Elevation (feet)	Depth to Water (feet)	Water Table Elevation (feet)
MW-1	99.73	9.56	90.17
MW-2	100.00	6.88	93.12
MW-3	99.76	5.78	93.98

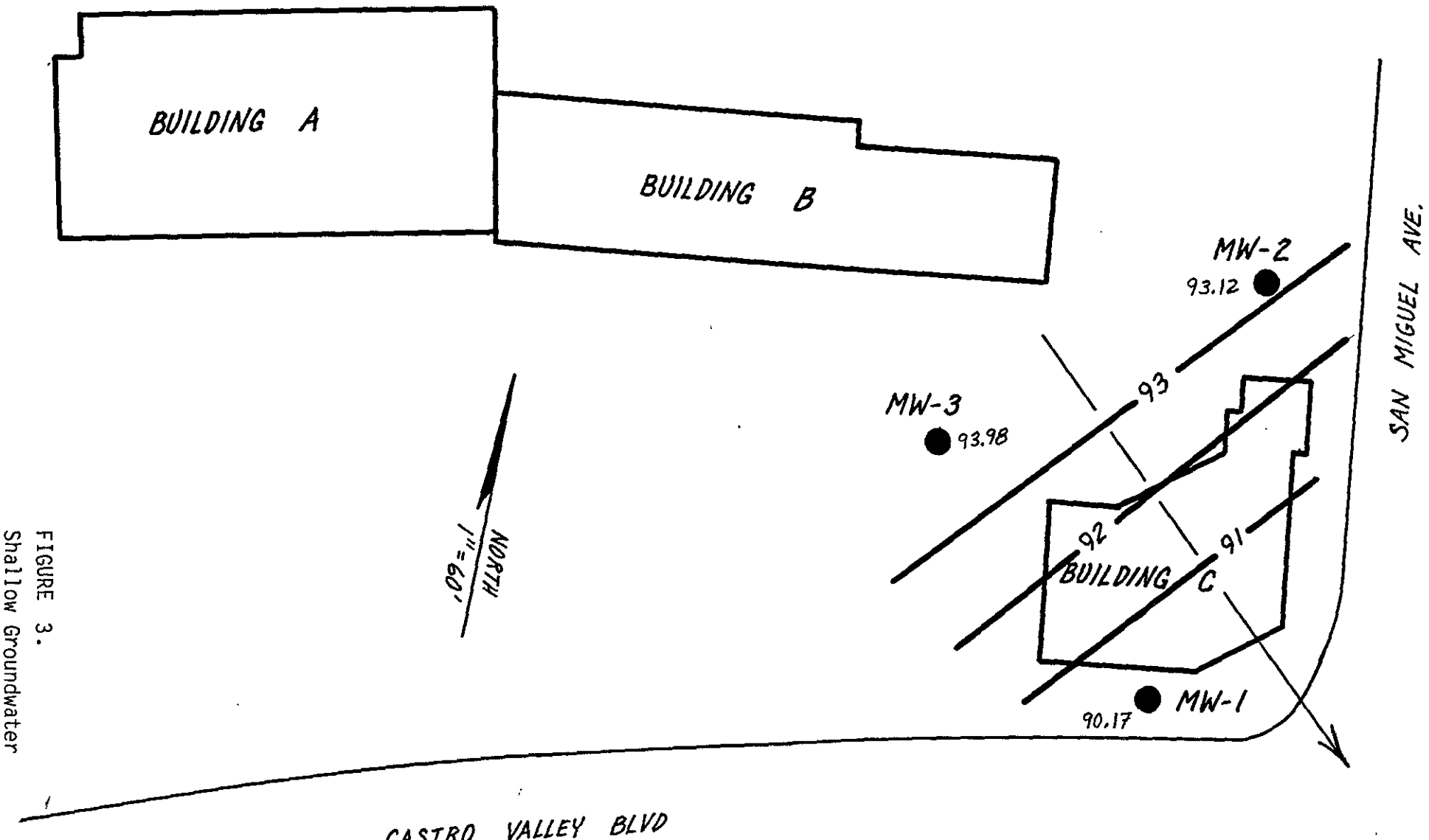


FIGURE 3.
Shallow Groundwater
Table Contour Map. (3-8-91)

beneath the site. As shown in this figure, the data from these monitoring wells indicate that the shallow groundwater flow beneath the site continues to be in the southeasterly direction.

Results of Quarterly Monitoring.

Table 2 presents the results of the laboratory analysis for Total Petroleum Hydrocarbons as Gasoline, Benzene, Toluene, Ethylbenzene, and Total Xylenes of the shallow groundwater samples collected from the monitoring wells. Wells MW-1, MW-2 and MW-3 continue to show no detectable concentrations of any petroleum constituents.

A copy of the laboratory certificate for the water sample analysis is included as Attachment B.

Recommendation

The results of the initial subsurface investigation (report dated September 25, 1989) indicated that some residual gasoline contamination remained in the soil beneath the site at several near-surface locations within the unsaturated zone. In addition, trace amounts of Gasoline and Benzene were found to be present in shallow groundwater samples at concentrations of up to 110 ug/L (ppb) and 5.3 ug/L (ppb), respectively.

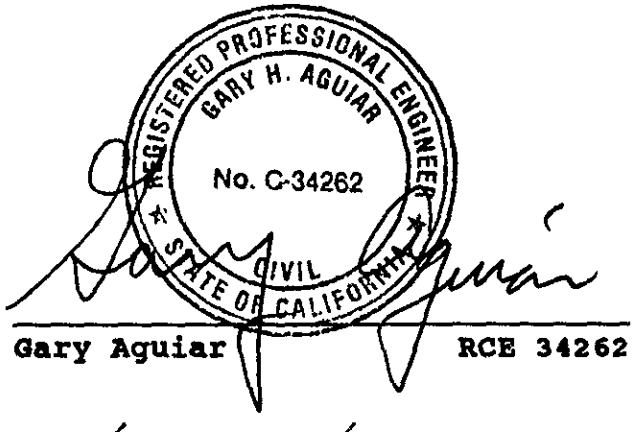
The results of continued quarterly shallow groundwater sampling has indicated that contamination levels have declined to non-detectable concentrations, as would be

TABLE 2. Shallow Groundwater Sampling Results.
Adobe Plaza, Castro Valley

Well	Date	Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-Benzene (ug/L)	Xylenes (ug/L)
1	8-22-89	ND	0.5	1.2	ND	3.1
	5-24-90	ND	ND	ND	ND	ND
	8-29-90	ND	ND	ND	ND	ND
	11-28-90	ND	ND	ND	ND	ND
	3-08-91	ND	ND	ND	ND	ND
2	8-22-89	110	5.3	ND	ND	ND
	9-06-89	ND	ND	ND	ND	ND
	5-24-90	ND	ND	ND	ND	ND
	8-29-90	110	ND	0.8	1.1	0.6
	11-28-90	ND	ND	ND	ND	ND
	3-08-91	ND	ND	ND	ND	ND
3	8-22-89	ND	ND	ND	ND	ND
	6-08-90	ND	ND	ND	ND	ND
	8-29-90	ND	ND	ND	ND	ND
	11-28-90	ND	ND	ND	ND	ND
	3-08-91	ND	ND	ND	ND	ND
DETECTION LIMIT (ug/L)		50	0.5	0.5	0.5	0.5

expected due to the removal of the contamination source (underground tanks). In fact, no detectable concentrations of Benzene have been found in any of the shallow groundwater monitoring wells since August 22, 1989.

Based upon the historical concentrations of petroleum constituents in the shallow groundwater, as shown in Table 2, it is recommended that a request be made to the appropriate regulatory agency (Alameda County Health Department and the California State Regional Water Quality Control Board) for permission to either reduce the frequency of monitoring to an annual basis, or else discontinue monitoring and properly abandon the existing monitoring wells.



Gary Aguiar **RCE 34262**

Bruce Hageman

ATTACHMENT A

Well Sampling Logs

WELL SAMPLING LOG

Project/No. ADOBE PLAZA Page 1 of 3

Site Location CASTRO VALLEY, CA

Date 3-8-91

Well No. MW-3

Weather SUNNY, 60°F Time Sampling Began 11:30

Completed 14:20

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX (AT GRADE) LID

Total Sounded Depth of Well Below MP 23.34

Depth to Water Below MP 5.78 Diameter of Casing 2"

Water Column in Well 17.56

Gallons in Well 2.86 Gallons Pumped/Bailed Prior to Sampling 12

Evacuation Method STAINLESS STEEL BAILER

SAMPLING DATA / FIELD PARAMETERS

Color CLEAR Odor NONE

Appearance NO SHEEN Temperature 22.5 °F / °C

Specific Conductance (umhos/cm) 1925 pH 7.00

Sampling Method and Material TEFLON BAILER

FIELD ANALYSES:	Start	Mid	End
Time	11:30	11:45	12:00
Temperature	23.5	21.5	22.5
Conductivity	1950	1950	1925
pH	6.99	7.00	7.00

Sampling Personnel Keith Jay

WELL SAMPLING LOG

Project/No. ADOBE PLAZA Page 2 of 3

Site Location CASTRO VALLEY, CA

Date 3-8-91

Well No. MW-1

Weather SUNNY, 60°F Time Sampling Began 12:55 Completed 14:30

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX (AT GRADE) LID

Total Sounded Depth of Well Below MP 23.52

Depth to Water Below MP 9.56 Diameter of Casing 2"

Water Column in Well 13.96

Gallons in Well 2.30 Gallons Pumped/Bailed Prior to Sampling 12

Evacuation Method STAINLESS STEEL BAILER

SAMPLING DATA / FIELD PARAMETERS

Color CLEAR Odor NONE

Appearance NO SHEEN Temperature 21. °F (C)

Specific Conductance (umhos/cm) 800 pH 7.44

Sampling Method and Material TEFLON BAILER

FIELD ANALYSES:	Start	Mid	End
Time	12:55	13:12	13:25
Temperature	22.5	21.0	21.0
Conductivity	700	800	800
pH	7.24	7.43	7.44

Sampling Personnel Keith Jay

WELL SAMPLING LOG

Project/No. ADOBE PLAZA Page 3 of 3

Site Location CASTRO VALLEY, CA

Date 3-8-91

Well No. MW-2

Weather SUNNY, 60°F

Time Sampling Began 13:35
Completed 14:45

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX (AT GRADE) LID

Total Sounded Depth of Well Below MP 18.66

Depth to Water Below MP 6.88 Diameter of Casing 2"

Water Column in Well 11.78

Gallons in Well 1.98 Gallons Pumped/Bailed Prior to Sampling 10

Evacuation Method STAINLESS STEEL BAILER

SAMPLING DATA / FIELD PARAMETERS

Color CLEAR Odor SEPTIC

Appearance NO SHEEN Temperature 20.5 °F (PC)

Specific Conductance (umhos/cm) 1000 pH 7.01

Sampling Method and Material TEFLON BAILER

FIELD ANALYSES:	Start	Mid	End
Time	13:35	13:42	14:00
Temperature	22.0	20.5	20.5
Conductivity	1000	1000	1000
pH	7.02	7.00	7.01

Sampling Personnel Keith Jay

ATTACHMENT B

ANALYTICAL RESULTS: GROUNDWATER

CHROMALAB, INC.

Analytical Laboratory
Specializing in GC-GC/MS

- Environmental Analysis
- Hazardous Waste (#E694)
- Drinking Water (#955)
- Waste Water
- Consultation

March 22, 1991 ChromaLab File No.: 0391034

HAGEMAN-AGUIAR, INC.

Attn: Keith Jay

RE: Three water samples for Gasoline/BTEX analysis

Project Name: ADOBE PLAZA
Date Sampled: March 8, 1991 Date Submitted: March 8, 1991
Date Extracted: March 18-19,1991 Date Analyzed:March 18-19,1991

RESULTS:

Sample No.	Gasoline (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl Benzene (µg/L)	Total Xylenes (µg/L)
MW-1	N.D.	N.D.	N.D.	N.D.	N.D.
MW-2	N.D.	N.D.	N.D.	N.D.	N.D.
MW-3	N.D.	N.D.	N.D.	N.D.	N.D.
BLANK	N.D.	N.D.	N.D.	N.D.	N.D.
SPIKE RECOVERY	101.0%	90.3%	104.1%	98.7%	94.8%
DUP SPIKE RECOVERY	101.5%	110.8%	81.7%	89.7%	87.1%
DETECTION LIMIT	50	0.5	0.5	0.5	0.5
METHOD OF ANALYSIS	5030/ 8015	602	602	602	602

ChromaLab, Inc.

David Duong
Chief Chemist

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
415/831-1788 • Facsimile 415/831-8798
Federal ID #68-0140157

CHROMALAB FILE # 391034

CHAIN OF CUSTODY RECORD

CMa # 1747

PROJECT NAME AND ADDRESS:
ADOBE PLAZA
CASTRO VALLEY BLVD
CASTRO VALLEY, CA

SAMPLER: (Signature) Keith Jay

HAGEMAN - AGUIAR, INC.
3732 Mt. Diablo Blvd., Suite 372
Lafayette, CA 94549
(415)284-1661 (415)284-1664 (FAX)

ANALYSIS REQUESTED: TPH-G, BTX&E

CROSS REFERENCE NUMBER	DATE	TIME	SOIL	WATER	STATION LOCATION								REMARKS
MW-3	3-8-91	14:20		X	MONITOR WELL-3		X	X					10 DAY TAT
MW-1	3-8-91	14:30		X	" -1		X	X					
MW-2	3-8-91	14:45		X	" -2		X	X					

RELINQUISHED BY: (Signature) Keith Jay	DATE 3-8-91 TIME 15:10	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED FOR LABORATORY BY: (Signature)	DATE 3/8/91 TIME 15:10PM