

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-16-03

January 15, 2003

RO 2446

Mr. Allan Sebanc
10 Stacey Court
Hillsborough, CA 94010

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

RE: Dublin Retail Center, 7900 Dublin Boulevard, Dublin - Soil and Water Investigation

Dear Mr. Sebanc:

I have reviewed the November 19, 2002 Augeas Corporation (Augeas) *Workplan for Additional Site Investigation* for the continued assessment of the subject site, as submitted under Augeas cover dated November 27, 2002. This work plan was subsequently supplemented with an addendum dated January 9, 2003, submitted under Augeas cover of the same date, following a site reconnaissance and conversations with Augeas's Joe Mangine.

Among other topics, the revised work plan calls for the installation of six (6) Geoprobe® borings from which soil and water samples will be collected for specific laboratory analyses, which will include, among others, analyses for total fuel oxygenates (MtBE, TAME, EtBE, DIPE, TBA, ethanol and methanol) and lead scavengers (EDB and 1,2-DCA) using EPA Method 8260M.

The revised work plan is accepted with the following addition:

- All GeoProbe® borings are to be continuously cored and logged for lithologic description
- Soil samples selected for laboratory analysis shall include, among other selection criteria possible, those intervals where subjective field evidence suggests the presence of contamination. At a minimum, at least one soil sample from each boring shall be submitted for laboratory analysis. If no other potential selection criterium is identified at the time of boring advancement, that sample shall be from the capillary fringe.
- All collected grab groundwater samples shall be submitted to the laboratory for analysis

Please contact me at (510) 567-6783 to advise when field work has been slated.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

c: Roger Brewer, RWQCB
Matt Katen, Zone 7 Water Agency
Joe Mangine, Augeas Corp., P.O. Box 1541, Santa Cruz, CA 95061
Mark Mason, 750 Battery St., Ste. 500, San Francisco, CA 94111

ALAMEDA COUNTY
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



9-17-02

ENVIRONMENTAL HEALTH SERVICES
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RO0002446

September 16, 2002

Mr. Allan Sebanc
10 Stacey Court
Hillsborough, CA 94010

RE: 7900 Dublin Blvd, Dublin, CA

Dear Mr. Sebanc:

I have completed review of the case file and the most recent *Additional Documentation for Dublin Retail Center* dated August 15, 2002 that was prepared by Augeas. The site was formerly a gasoline service station with four gasoline underground storage tanks (USTs) and one waste oil UST. Prior to the development of the Dublin Retail Center, it is believed that all USTs were removed. However, this agency is not in receipt of reports documenting the closure of the USTs.

In August/September 1998, one soil boring (B-1) was advanced to approximately 15 feet bgs in the vicinity of the former pump island, and one soil boring (B-2) was advanced to approximately 30 feet bgs, downgradient from boring B-1. Soil samples were collected from Boring B-1 at 5 feet interval. A grab water sample was collected from Boring B-2. TPHg, TPHd, MTBE and BTEX were not detected in the soil samples. Groundwater from Boring B-2 contained 440ppb TPHg, 1,000ppb TPHd, 160ppb MTBE, and ND, 21, ND, and 0.69ppb BTEX, respectively.

Soils encountered beneath the site were primarily mixtures of silts and clays with intermittent sand stringers. Groundwater was encountered at approximately 27 feet bgs. Based on data collected at the nearby Chevron station, groundwater flow direction is assumed to flow predominantly to the east.

This office cannot recommend case closure until it has been demonstrated that the former fuel release has been adequately characterized, is limited in extent, is stable or decreasing, and does not pose a potential risk to human health or the environment. At this time, a work plan should be submitted that would properly assess subsurface conditions in the vicinity of the former USTs (gasoline and waste oil tanks). The work plan is due within 60 days of the date of this letter, or by November 25, 2002.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Joe Mangine, Augeas Corp. P.O. Box 1541, Santa Cruz, CA 95061-1541
email: Mark Mason

dublinretail-1

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

StID 5534

July 19, 1996

Ms. Jessica Donovan
Environ
5820 Shellmound St, Suite 700
Emeryville, CA 94608

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

RE: No Further Action at the Ross/Dublin Mall, Dublin, CA

Dear Ms. Donovan:

I have completed review of Environ's July 1996 Summary of Document Review report prepared for the above referenced site. This report summarized historic environmental investigations by the review of existing documents relating to the Ross/Dublin Mall (Mall) and selected nearby properties. Such documents included McLaren/Hart's January 1994 Phase I Environmental Assessment and TMC Environmental's June 1994 Ground Water Sampling Report.

Low levels of TPH-gasoline (up to 190ppb), but no benzene, were identified in "grab" groundwater samples collected from the northwest portion of the property. There was no evidence of an on-site source, from previous or current industrial or commercial operations, contributing to the low levels of TPHg detected.

Potential up-gradient sources of contamination were also evaluated. Investigations performed by Chevron Service Station at 7007 San Ramon Blvd (up-gradient of the Mall) have demonstrated that their contaminant plume is not likely to significantly impact groundwater at the Ross/Dublin Mall. There was little information available on the former service station at 7900 Dublin Blvd (located between the Chevron station and the Mall). However, the low levels of TPH-gasoline identified in groundwater beneath the Mall would not indicate a past major fuel release at this station.

Residual levels of TPH-gasoline identified in groundwater beneath the Mall should pose no risk to human health. Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is warranted.

If you have any questions, I can be reached at (510) 567-6762.


eva chu
Hazardous Materials Specialist

c: files (rossmall.1)