ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
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RO# 2686

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October 1, 1998
STID 6610

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Jim Tong
Charter Properties
6601 Owens Drive, Ste 100
Pleasanton, CA 94588

RE: The Casterson Ranch property, located at 5020 Tassajara Road, Dublin, CA 94568

Dear Mr. Tong:

On September 14, 1990, a Phase I environmental assessment was conducted by McLaren-Hart at the above site to identify any areas containing potentially hazardous materials at the site. McLaren-Hart identified the following: 1) Existing gas house sheds containing two above-ground fuel tanks; 2) Six 55-gallon barrels (four at the Gas House and two at the Pole Barn) containing kerosene, carbon disulfide, motor oil, and hydraulic fluids; 3) Miscellaneous containers in sheds including: 2,4-D (Amine week killer), rodent bait, gas cylinders with nitrogen and argon, propane, gear lube, motor oil and hydraulic fluids; 4) Wooden vats for storage of nitrogen and phosphorus fertilizers; 5) Numerous abandoned vehicles and farming equipment in open areas at the site; and 6) Two existing residential structures with possible asbestos containing materials.

On May 6, 1997, an asbestos survey was performed by HMA, Inc. to provide an inspection of potential asbestos hazards at the two single-family residences at the site. HMA's survey identified asbestos containing material in the main residence at the following locations: 1) the transite flue; 2) the upstairs bath flooring; and 3) the sheetrock joint compound. By June 11, 1998, the asbestos was removed by a licensed contractor and disposed of at a permitted facility. Bluewater Environmental Services, Inc. removed the asbestos from the main residence at the site.

On May 6, 1997, Berlogar Geotechnical Consultants collected 24 soil samples (R-1 through R-24)from the ground surface to a depth of about 1 foot throughout the site where potentially hazardous materials were thought to have been used and/or stored. Additionally, Samples S-1 and S-2 were collected from below the

above-ground fuel storage tanks in the gas house area. Soil samples R-1 through R-24 were composited into five composite samples: C-1(R-1 through R-6), C-2(R-7 through R-13), C-3(R-14 through R-15), C-4(R-20 through R-24), and C-5(R-16 through R-19). These composite samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHG), Total Petroleum Hydrocarbons as Diesel(TPHD), benzene, toluene, ethylbenzene, and total xylenes (BTEX), Total Phosphorus, Total Hydrocarbons(Method 418.1), Organo Lead, pesticides and PCBs (Method 8080), Total cyanide (Method 8150), and priority pollutant metals. Samples S-1 and S-2 were analyzed only for TPHG, TPHD, and BTEX. Analysis of the composite samples identified up to 540 parts per million (ppm) Total Hydrocarbons, 500ppm TPHD, and 780ppm Lead. Analysis of samples S-1 and S-2 identified up to 35,000ppm TPHD. Due to the elevated concentrations of TPHD and lead in the soil samples, samples R-1 through R-13, and R-16 through R-19, were individually analyzed for either TPHD or lead. The results of this round of analyses identified up to 1,500ppm TPHD and 1,100ppm Lead.

On June 9, 1997, a second round of soil samples were collected to better characterize the two areas that contained elevated concentrations of Lead or TPHD: 1) The gas house shed in areas below and immediately surrounding the above ground storage tanks; and 2) the welding shop shed located north of the gas house. Twelve additional samples were obtained from locations TP-1 through TP-8 using a backhoe, at depths ranging from ground surface to 4-feet below ground surface(bgs). Samples collected from TP-1 through TP-3 were analyzed for TPHD, and samples collected from TP-4 through TP-8 were analyzed for Lead. Analysis of these samples identified up to 14ppm TPHD and 860ppm Lead.

In June 1998, a total of 33.14 tons of Diesel-contaminated soil was excavated from an area inside the center room of the gas house and extending approximately 15 feet outside and to the east, down to 1-foot bgs. The soil near the north wall was overexcavated down to 3.5-feet bgs because of soil discoloration and a diesel odor. One soil sample was collected from the bottom of the excavation and identified 3.2ppm TPHD. The excavated soil was hauled off site to TPS Technologies on June 23, 1998 under Manifest numbers 00356-001 and 00356-002. Additional excavation was subsequently conducted in this area in July and August 1998, and in total, 178.44 tons of diesel-contaminated soil, including the initial 33.14 tons, was excavated from this area and hauled off.

In July 1998, five cubic yards of lead-contaminated soil was excavated from an area of 15' x 15' x 0.5' in front of the welding shop. Two soil samples were collected from 6 inches below the bottom of the excavation, and identified 17ppm and 8.3ppm Lead. This soil was hauled off site to Statewide Environmental Services in Los Angeles, CA under California Hazardous Waste Manifest 90472987.

Four primary areas of concern were designated at the site by Berloger Geotechnical Consultants (BGC): Area A, Area B, Area C, and Area D. Area A is the area at the welding shop entrance on the north side of the building. Area B is an area adjacent to the welding shop on the east and southeast, which contained empty above-ground gasoline tanks. Area C is the area near where empty gasoline tanks were found approximately 100 feet northeast of the gas house, and Area D is the gas house and surrounding area.

On June 25, 1998, two soil samples (Samples #5 and #6) were collected from 6 inches to 1-foot bgs from **Area A** and analyzed for Lead. Analysis results identified up to 20ppm Lead. On July 17, 1998, surface soil samples were collected from the welding shop stockpile to the southeast (Samples #10 and #12) and analyzed for Lead. Analysis of these samples identified 100ppm and 200ppm Lead.

On June 25, 1998, two soil samples (Samples #7 and #8) were collected from **Area B** and analyzed for TPHD. Analysis of these samples identified 8,600ppm and 5,400ppm TPHD. Based on these elevated concentrations, additional excavation was conducted. One additional soil sample was collected from this area on July 17, 1998, Sample #9, from 4-feet bgs and analyzed for TPHD. No TPHD was identified above detection limits.

On June 25, 1998, one surface soil sample, Sample #4, was collected from **Area C** and analyzed for TPHD. The sample identified 220ppm TPHD.

On June 25, 1998, three soil samples,(Samples #1 through #3) were collected from the bottom of the area previously excavated down to 1.5-feet bgs in **Area D.** Analysis of these samples identified 53ppm, 390ppm, and 5500ppm TPHD. Based on these elevated concentrations, the excavation was extended to the northeast as well as deepened to 4-feet bgs. On July 17, 1998, one additional soil sample, Sample #11, was collected from the bottom of the

excavation at 4-feet bgs. This sample identified 1,000ppm TPHD. The excavation was subsequently enlarged and deepened in the northeast corner to a depth of 10-feet bgs. On July 23 and 27, 1998, seven soil samples (Sample #13 through #19) were collected from the excavation at 4- to 10-feet bgs. Up to 27,000ppm TPHD was identified from Sample #15, and low to NonDetect concentrations were identified in the other samples. Due to the elevated concentrations in Sample #15, further excavation was conducted in this area and to the southeast down to 8-feet bgs. On July 31, 1998, four additional soil samples (Sample #20 through #23) were collected from 4- to 8-feet bgs. Sample #20 was the only sample to identify any TPHD at 3.6ppm.

On August 13, 1998, two borings, B-5 and B-6, were drilled south of the excavation in Area D. Boring B-5 was drilled down to 50-feet bgs, and Boring B-6 was drilled down to 52.5-feet bgs. Soil samples were collected from these borings at 48-feet bgs. Groundwater was encountered at roughly 50-feet bgs. Both soil and groundwater samples collected from these borings were analyzed for TPHD, TPHG, and BTEX. Only TPHD was identified in the water sample collected from Boring B-5 at 86 parts per billion (ppb). No other contaminants were identified above detection limits.

The County's cleanup goals for Lead in residential soil is 130ppm, based on the California Modified Preliminary Remediation Goals established by the California Environmental Protection Agency. Consequently, based on the elevated concentrations of Lead previously identified at sample locations TP-5, R-9, and R-16, BGS conducted a supplemental investigation and remediation at the site in August 1998. Previous soil sample locations R1 through R6, R-9, R16, R20 through R24, were located and re-sampled at two depths (6-12 inches and 18 inches), and sampling was also conducted at four peripheral locations north, south, east, and west of each central sample location. Analysis of these sample identified Lead concentrations exceeding the 130ppm threshold concentration in three samples: R16S (at 370ppm), T5N (at 530ppm), and R20N (at 150ppm). These areas were further excavated and resampled on September 14, 1998. The cleanup of each of these areas centered around sites T5N, R16S, and R20N and extended outward from 7.5 feet resulting in an excavation approximately 15 square foot. These cleanup excavations extended between 18- to 24-inches bgs at the centers and tapered to 12- to 18-inches bgs at the margins. Five soil samples were collected from the bottom of each of the three cleanup excavations, with one sample being collected from the center and four peripheral samples being collected from the north, south, east, and west

margins of the excavation. None of these additional soil samples identified Lead concentrations exceeding the threshold concentration of 130ppm. The excavated soil was hauled to Waste Management Inc., in Kettleman Hills, CA, under Manifest 90473181.

On August 28 and 31, 1998, additional soil samples were collected from former sample locations #4, #9, and #12 in Areas B and C from 6-12 inches and 24-inches bgs, and analyzed for TPHD, TPHG, and BTEX. Sample 12S identified 42ppm TPHD, however, the other samples contained very low to NonDetect concentrations of TPHD, and no TPHG or BTEX was identified in any of the samples above detection limits.

On August 25, 1998, two additional soil borings were drilled at the site in Area D, B-5/6 and B-5N. Groundwater in both borings was encountered at 50-feet bgs. Groundwater and soil samples collected from these borings were analyzed for TPHD, TPHG, and BTEX. No contaminants were identified above detection limits.

Per a letter from Christopher Palmer, CEG, and letter from and conversations with Gary Tompkins, Ecology Recovery Associates, all the above investigations were overseen by Christopher Palmer, who is a professional certified Engineer.

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 required at the site. If new information arises in the future to indicate that the site may pose a threat to human health or the environment, the case may be reopened.

Please contact Juliet Shin at (510) 567-6763 if you have any questions regarding this matter.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Cc: Gary Tompkins, Ecology Recovery Associates
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