

October 1, 1998
Job No. 2182.901

ENVIRONMENTAL
PROTECTION

98 OCT -5 PM 4: 56

BGC
BERLOGAR
GEOTECHNICAL
CONSULTANTS



Alameda County, Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502-6577

Attention: Ms. Juliet Shin

Subject: Environmental Testing and Remediation Reports
Casterson Ranch Property
5020 Tassajara Road
Dublin, California

Dear Ms. Shin:

This letter is in response to our telephone conversation on September 30, 1998. Berlogar Geotechnical Consultants (BGC) has issued the following reports regarding environmental testing and remediation at the Casterson Ranch property in Dublin, California:

- Phase 2 - Environmental Site Assessment, Soil Sampling and Analytical Testing, Casterson Property, Tassajara Road, Dublin California, dated August 7, 1997 (BGC Job No. 2182.900)
- Supplemental Post - Remediation Environmental Testing, Casterson Property, Tassajara Road, Dublin, California, dated August 19, 1998 (BGC Job No. 2182.901)
- Addendum, Supplemental Post - Remediation Environmental Testing, Casterson Property, Tassajara Road, Dublin California, dated August 20, 1998 (BGC Job No. 2182.901)
- Final Supplemental Site Assessment, Post - Remediation Environmental Testing, Casterson Property, Tassajara Road, Dublin California, dated September 18, 1998 (BGC Job No. 2182.900)

These reports have been reviewed and signed by Philip Tse. Philip Tse is a Registered Civil and Geotechnical Engineer in the State of California. His registration, and his review of the above mentioned reports is verified by his signature and stamp below.

If you have any questions, please feel free to call.

Respectfully submitted,

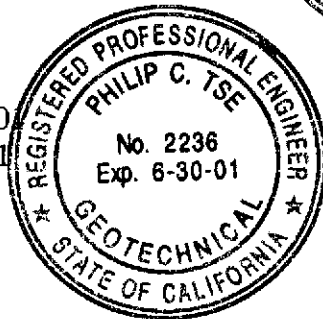
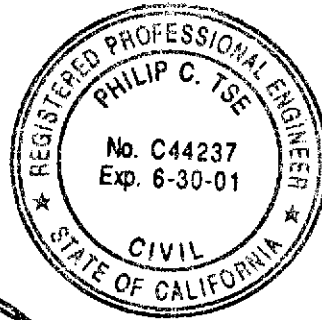
BERLOGAR GEOTECHNICAL CONSULTANTS

FOR *P.C. Tse*
Woode Stephens
Project Engineer

P.C. Tse
Philip Tse
Principal Engineer
CE 44237, Exp. 6/30/01
GE 2236, Exp. 6/30/01

WS/PT:wcs\pv

- Copies: Addressee (1)
Charter Properties (3)
Attention: Mr. James Tong
Charter Properties (1)
Attention: Mr. Dave Schneider
Ecology Recovery Associates (1)
Attention: Mr. Gary Tompkins



TRANSMIT REPORT

1998,10-01 11:00
510 337 9335
ALAMEDA CO EHS HAZ-DPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
335	925 463 1861	10-01 10:56	03' 54	05/05	OK		

7499402045

Alameda County Environmental Health

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

FACSIMILE COVER SHEET

TO: Jim Tong, (925) 463-1861
FROM: Jubet Shin
DATE: 10/01/98

Total number of pages including cover sheet 6

-NOTES- Here is a faxed copy of signed
closure letter. Original is in
the mail.

Alameda County Environmental Health

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

FACSIMILE COVER SHEET

TO:

Jim Tong, (925) 463-1861

FROM:

Juliet Shin

DATE:

10/01/98

Total number of pages including cover sheet

6

-NOTES-

Here is a faxed copy of required
closure letter. Original is in
the mail.

Alameda County Environmental Health

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

FACSIMILE COVER SHEET

TO:

Gary Tompkins, 1-925-484-4463

FROM:

Juliet Shin

DATE:

10/01/98

Total number of pages including cover sheet

6

-NOTES-

Here is a faxed copy of
the signed closure letter. Thank
you for your cooperation.

FACSIMILE COVER SHEET

September 30, 1998

To:

Name: **Juliet Shin**

Company: **Alameda Co. Environmental Health**

Phone: **510-567-6763**

Fax: **510-337-9335**

From:

Gary A. Tompkins

Ecology Recovery Associates

925-484-4760 - phone

925-484-4463 - fax

Number of pages including cover page: **4**

For:

- Your Approval
- Review and Comment
- As Requested
- Your use

Reply:

- Not necessary if transmission is complete
- Send appropriate response
- Phone after reviewing
- Fax confirmation
- other

Comments:

Chris Palmer, a registered geologist, has consulted with ERA on the Casterson Project since June and is familiar with the remediation. After reviewing the data including ERA field notes and Berlogar reports, he has provided the attached certification of the lateral extent of excavation of Area A.

Mr. Palmer's letter also discusses the phosphorous in the soils on the ranch and provides references to show that these levels are within the ranges of Bay Area soils.

I believe we have addressed the items which you have brought to our attention and hope that this data will allow you to proceed with project closure. I will check with you Thursday morning to see if there is any more information needed. Jim Tong and I sincerely thank you for the effort you have put in on this project.



FACSIMILE COVER SHEET

September 30, 1998

To:

Name: **Juliet Shin**

Company: Alameda Co. Environmental Health

Phone: 510- 567-6763

Fax: 510-337-9335

From:

Gary A. Tompkins

Ecology Recovery Associates

925-484-4760 - phone

925-484-4463 - fax

Number of pages including cover page: **4**

For:

- Your Approval
- Review and Comment
- As Requested
- Your use

Reply:

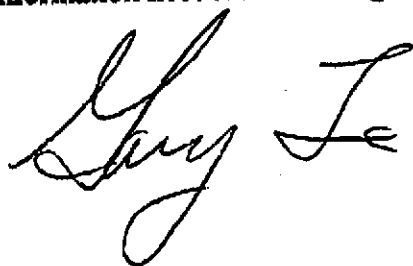
- Not necessary if transmission Is complete
- Send appropriate response
- Phone after reviewing
- Fax confirmation
- other

Comments:

Chris Palmer, a registered geologist, has consulted with ERA on the Casterson Project since June and is familiar with the remediation. After reviewing the data including ERA field notes and Berlogar reports, he has provided the attached certification of the lateral extent of excavation of Area A.

Mr. Palmer's letter also discusses the phosphorous in the soils on the ranch and provides references to show that these levels are within the ranges of Bay Area soils.

I believe we have addressed the items which you have brought to our attention and hope that this data will allow you to proceed with project closure. I will check with you Thursday morning to see if there is any more information needed. Jim Tong and I sincerely thank you for the effort you have put in on this project.



Christopher M. Palmer, RG, CEG, HG Consulting Hydrogeologist
1345 Kimberly Drive San Jose, CA 95118 ph. 408/267-5238; fax 408/267-7396

September 30, 1998

Charter Properties
6801 Owens Drive, Suite 100
Pleasanton, CA 94588

Attn: Mr. Jim Tong

RE: Casterson Ranch Properties, 5020 Tassajara Road, Dublin CA
Soil Sampling Review

Dear Mr. Tong,

At your request, I have reviewed the soil sampling material regarding the soil excavation at the above referenced site. I had discussed this material and project with Dr. Gary Tompkins of Ecology Recovery Associates (ERA) in June and August, 1998 regarding the removal of lead from the area near the welding shop on the ranch. The initial soil delineation study was performed by Berlogar Associates, and ERA performed the soil excavation, contaminated soil removal and off-site disposal.

Soil Excavation

The areas delineated by Berlogar include the area shown in the field notes which include the vicinity of TP-5, TP-4, R-9 (rectangular area) and sampling points T5C, R9E, R9C and R9W. This area was a region of elevated lead contaminants extending to a depth of about 12-inches in the large rectangular area and up to 24-inches in the cross hatched (deeper area) (see ERA scaled sketch map and notes). ERA performed the soil removal of lead and Berlogar Associates collected soil samples which show that lead was removed to well below the PRG in both the rectangular area and deeper area, confirming the removal of the contamination (see attached Berlogar reports, laboratory analytical reports, chain-of-custody forms, and ERA field notes and sample location maps).

Based upon this review, it is our opinion that the area of lead contamination was removed and confirmed by the extremity soil sampling (see references).

Phosphate Occurrence

The Alameda County Environmental Department representative reviewed this work raised the question of the occurrence of phosphate on the property. It is my understanding that the observed levels here are assumed by the County as possibly abnormal for the area.

This property has a history of farming and hence a history of fertilizer use. Phosphate fertilizers were apparently used on the property and some of the levels observed could

Christopher M. Palmer, RG, CEG, HG Consulting Hydrogeologist
1345 Kimberly Drive San Jose, CA 95118 ph. 408/267-5238; fax 408/267-7396

be related to this previous use. A brief review of the literature indicates that the occurrence of phosphorous may range as high as 0.082 to 0.69 percent in area soils. (Shacklette and Borengen, 1984). Since this site occurs in an area of marine sedimentary rocks, the occurrence of phosphate is interpreted as normal given the area geology. Marine shells, bones and diatoms provide a source of phosphate through rock decomposition which is deposited and/or accumulates in surficial soils and sediments. Phosphate movement and accumulation is a complex soil process depending upon presence of soil acids, clay content and ionic interaction (Dragun, 1988).

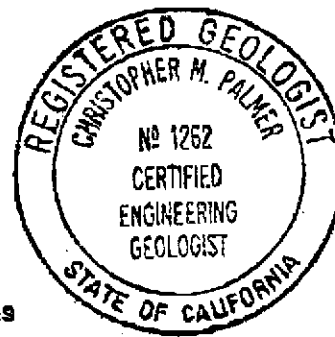
Given the potential geologic occurrence of phosphate from a large marine sedimentary rock source, these cited phosphate concentrations could be considered typical for soils in this region.

If you have any questions, please call.

Sincerely,



Christopher M. Palmer, CEG 1262
Principal



cc: Ecology Recovery Associates, Dr. Gary Tompkins

References

Dragun J., 1988, The Soil Chemistry of Hazardous Materials: Hazardous Materials Control Research Institute, Silver Spring, Md.

Ecology Recovery Associates and Berlogar Associates: reports, field notes, chemical analytical data and chain-of-custody forms for work at Casterson Ranch.

Shacklette, H. T. and Borengen J. G., 1984, Element concentrations in soils and surficial deposits of the conterminous United States: U. S. Geological Survey Professional Paper 1270, USGPO, Washington, DC, pg. 70-71.



Gary A. Tompkins, Ph.D.

Ecology Recovery
ASSOCIATES1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566(510)484-4760
fax: (510)484-4453

Alameda Co. ENVIRONMENTAL HEALTH
Attn: Juliet Shin
Re: Casterson Ranch, Dublin

I certify that Area A was excavated as described in my letter dated Sept 30, 1998 and faxed to you this morning. I am in possession of field notes which describe the excavation procedure.

Ecology Recovery Associates

Gary A. Tompkins
GARY A. TOMPKINS, Ph.D.

Registered Environmental Assessor
No. 5823

FACSIMILE COVER SHEET

September 30, 1998

To:

Name: Juliet Shin

Company: Alameda Co. Env. Health

Phone: 510-567-6763

Fax: 510-337-9335

From:

Gary A. Tompkins

Ecology Recovery Associates

925-484-4760 - phone

925-484-4463 - fax

Number of pages including cover page: 2

For:

- Your Approval
- Review and Comment
- As Requested
- Your use

Reply:

- Not necessary if transmission is complete
- Send appropriate response
- Phone after reviewing
- Fax confirmation
- other

Comments:

Ecology Recovery Associates

1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566
(510) 484-4760
FAX (510) 484-4463

September 30, 1998

via fax (510) 337-9335

Ms. Juliet Shin
Department of Environmental Health
Alameda County Health Agency
1131 Harbor Bay Pkwy.
Alameda, CA 94502

Re: Casterson Ranch Development, 5020 Tassjara Rd., Dublin California.

Dear Ms. Shin:

This letter is to clarify the items which you raised at the meeting with Jim Tong and me on September 29th at 3:00 p.m.

1. As I explained during the meeting, the lateral excavation of Area A on the drawing is incorrect. An area extending from the location of sample T5P to R9 was scraped to a depth of 9-12 inches and stockpiled. The area shown on the drawing was then excavated with a backhoe to a depth of 18 to 24 inches. The fact that the lead contamination was adequately remediated is evident by the subsequent samples which are well below the PRG.
2. After some searching, I found a reference to the "D" on the two 2,4-D gas chromatograph reports (see the cover letter dated May 19, 1997, ahead of the lab reports in question.) The second paragraph states "D indicates the compound was analyzed at a greater dilution". The chemist evidently had to dilute the sample further to get an accurate measure of the 2,4-D present. Never-the-less the results are still reported in mg/Kg as indicated on each page.
3. ERA staff are researching information on the phosphorous levels in the soil and we will have clarification on this issue later Wednesday.

We appreciate your assistance on this project. Should you have questions or require any additional information to assist in completing the project, please contact Gary Tompkins at ERA, (925) 484-4760.

Respectfully submitted,

Ecology Recovery Associates


Gary A. Tompkins, Ph. D.
Project Manager

cc: James Tong

Ecology Recovery Associates

1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566
(510) 484-4760
FAX (510) 484-4463

September 29, 1998

Ms. Juliet Shin
Department of Environmental Health
Alameda County Health Agency
1131 Harbor Bay Pkwy.
Alameda, CA 94502

via fax (510) 337-9335

Re: Casterson Ranch Development, 5020 Tassjara Rd., Dublin California.

Dear Ms. Shin:

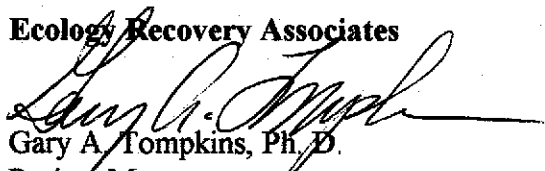
This letter is to clarify the items which you raised in the memo dated September 29, 1998.

1. A check for \$500.00 is will be mailed today to cover additional county expenses.
2. I have confirmed that the probable source of the phosphorous in the soil is from potassium phosphate fertilizer.
3. A drawing which delineates the lateral extent of the excavations in areas A, B and C is attached.
4. A copy of the boring permit is attached. A letter certifying proper closure of the borings will be forwarded to you from Berlogar Geotechnical today.

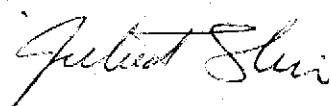
Charter Properties sincerely appreciates you timely response to the request for closure. Should you have questions or require any additional information to assist in completing the project, please contact Gary Tompkins at ERA, (925) 484-4760.

Respectfully submitted,

Ecology Recovery Associates


Gary A. Tompkins, Ph. D.
Project Manager

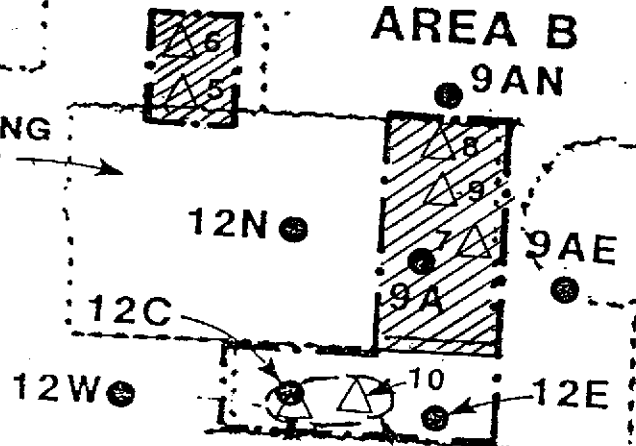
xc: Dave Schneider

09/29/98
Per Gary Tompkins, the
Area A excavation area
delineated on map
is not correct.


AREA A

AREA B

WELDING SHOP

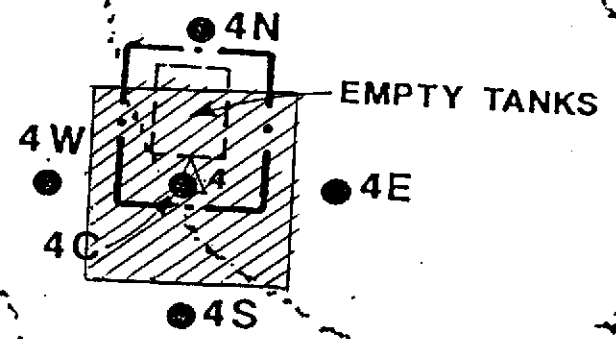


Lateral extent of excavation (shaded area)

Area	Depth of excavation	Approx. size of excavation
A	1.5' - 2'	20' x 20'
B	3' - 4'	12' x 25'
C	2' - 2.5'	15' x 15'

1" = 20 feet

AREA C



Excavation Map
 Supplement to plate 2, BGC Report of 8/19/98
 September 29, 1998
 Ecology Recovery Associates



ZONE 7 WATER AGENCY

5997 PARKSIDE DRIVE, PLEASANTON, CALIFORNIA 94588-6127 PHONE (510) 484-2600 X235
FAX (510) 462-3914

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 5020 TASSAJARA RD.
DUBLIN CA.

PERMIT NUMBER 98137

WELL NUMBER _____

APN _____

California Coordinates Source USGS LIVERMORE QUADRANGLE
ft. Accuracy ± 15 ft.
CCN 37° 42' ft. COE 121° 52' ft.
APN 986-003

PERMIT CONDITIONS

Circled Permit Requirements Apply

CLIENT
Name JIM TONG
Address 5020 TASSAJARA Phone 925 463-1666
City DUBLIN Zip _____

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

APPLICANT
Name BERLOGAR GEOTECHNICAL
GREG HUDSON X120 Fax 925 846-9645
Address 5587 SUNOL BLVD Phone 925 484-0220
City PLEASANTON Zip 94566

- B. WATER SUPPLY WELLS**
 1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

TYPE OF PROJECT

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

- C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS**
 1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

PROPOSED WATER SUPPLY WELL USE

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

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

DRILLING METHOD:

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

DRILLER'S LICENSE NO. _____

- E. CATHODIC.** Fill hole above anode zone with concrete placed by tremie.
- F. WELL DESTRUCTION.** See attached.
- G. SPECIAL CONDITIONS**

WELL PROJECTS

Drill Hole Diameter	_____ in.	Maximum	
Casing Diameter	_____ in.	Depth	_____ ft.
Surface Seal Depth	_____ ft.	Number	_____

GEOTECHNICAL PROJECTS

Number of Borings	<u>2</u>	Maximum	
Hole Diameter	<u>6</u> in.	Depth	<u>40</u> ft.

ESTIMATED STARTING DATE 8/13/98
ESTIMATED COMPLETION DATE 8/13/98

Approved Wyman Hong Date 11 Aug 98
Wyman Hong

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S NATURE G. Hudson Date 8/14/98

Via Facsimile and Mail

September 29, 1998
Job No. 2182.901

ENVIRONMENTAL
PROTECTION

98 OCT -2 PM 3: 14

BGC
BERLOGAR
GEOTECHNICAL
CONSULTANTS



Alameda County, Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502-6577

Attention: Ms Juliet Shin

Subject: Boring Closures
Casterson Ranch Property
5020 Tassajara Road
Dublin, California

Dear Ms Shin:

This letter is in response to your request for clarification on the closure of the 4 borings, B-5, B-6, B-5/6, and B-5N, at the subject site. Borings B-5 and B-6 were drilled, to depths of 50 and 52-1/2 feet respectively, and sampled on August 13, 1998. Borings B-5/6 and B-5N were drilled, to depths of 51-1/2 and 51-1/2 feet respectively, and sampled on September 25, 1998. Depth to groundwater at borings B-5, B-6, B-5/6, and B-5N was about 48, 51, 50, and 49-1/2 feet respectively. All 4 borings were backfilled with tremied cement grout. The borings were grouted the same day as drilling. The cement grout consisted of about 4 sacks of portland cement to about 30 to 35 gallons of water. We have attached a copy of our Zone 7 drilling permit.

If you have any questions, please feel free to call.

Respectfully submitted,
BERLOGAR GEOTECHNICAL CONSULTANTS

Woode Stephens
Woode Stephens
Project Engineer

Philip Tse
Philip Tse
Principal Engineer
GE 2236, Exp. 6/30/01

for GE 2326 Exp 12/31/99



Attachments: Copy of Zone 7 Drilling Permit

Copies: Addressee (1)
Charter Properties (3)
Attention: Mr. James Tong
Attention: Mr. Dave Schneider
Ecology Recovery Associates (1)
Attention: Mr. Gary Tompkins

wp51/letter/6906



ZONE 7 WATER AGENCY

6997 PARKSIDE DRIVE, PLEASANTON, CALIFORNIA 94588-5127 PHONE (510) 484-2600 X235
FAX (510) 462-3914

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 5020 TASSAJARA RD.
DUBLIN CA.
(CAST)

PERMIT NUMBER 98137
WELL NUMBER _____
APN _____

California Coordinates Source USGS LIVERMORE QUADRANGLE
CCN 37°42' ft. Accuracy ± 15 ft.
ft. CCE 121°52' ft.
APN 986-0-03

PERMIT CONDITIONS

Circled Permit Requirements Apply

CLIENT
Name JIM TONG
Address 5020 TASSAJARA Phone 925 463-1666
City DUBLIN Zip _____

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

APPLICANT
Name BERLOGAR GEOTECHNICAL
GREG HUDSON X120 Fax 925 846-9645
Address 5587 SUNDAL BLVD Phone 925 484 0220
City PLEASANTON Zip 94566

- B. WATER SUPPLY WELLS**
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

TYPE OF PROJECT

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

- C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS**
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

PROPOSED WATER SUPPLY WELL USE

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

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

DRILLING METHOD:

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

- E. CATHODIC.** Fill hole above anode zone with concrete placed by tremie.

DRILLER'S LICENSE NO. _____

- F. WELL DESTRUCTION.** See attached.
G. SPECIAL CONDITIONS

WELL PROJECTS

Drill Hole Diameter	_____ in.	Maximum	
Casing Diameter	_____ in.	Depth	_____ ft.
Surface Seal Depth	_____ ft.	Number	_____

GEOTECHNICAL PROJECTS

Number of Borings	<u>2</u>	Maximum	
Hole Diameter	<u>6</u> in.	Depth	<u>40</u> ft.

ESTIMATED STARTING DATE 8/13/98
ESTIMATED COMPLETION DATE 8/13/98

Approved Wyman Hong Date 11 Aug 98
Wyman Hong

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

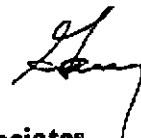
APPLICANT'S SIGNATURE G. Hudson Date 8/11/98

FACSIMILE COVER SHEET

September 23, 1998

To: Name: Tom Peacock

From:

Gary A. Tompkins 

Company: Al. Co. Environmental Health

Ecology Recovery Associates

Phone: 510-567-6782

925-484-4760 - phone

Fax: 510-3379335

925-484-4463 - fax

Number of pages including cover page: 2

For:

Reply:

Your Approval

Not necessary if transmission
Is complete

Review and Comment

Send appropriate response

As Requested

Phone after reviewing

Your use

Fax confirmation

other

Re: Casterson Ranch Project: Dublin, CA

Enclosed is the signed off manifest for the last of the contaminated soil to go out of the Casterson Project. The copy included in the report which I left yesterday was signed off by the driver, but not the disposal site. The enclosed copy is signed off by both transporter and disposal facility.

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAE00100733671218

Manifest Document No.

2. Page 1 of 1

Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address: CHARTER PROPERTIES, INC 6601 OWENS ST, PHOENIX, AZ 85036

4. Generator's Phone: (602) 434-4760

5. Transporter 1 Company Name: Dillard Transportation CAD 9811692889

7. Transporter 2 Company Name

9. Designated Facility Name and Site Address: Waste Management Inc, KATHLEEN HILLS 35251 Old Skyline Rd Kathleen Hills, CA 92337

Table with 4 columns: 14. US DOT Description, 12. Containers, 13. Total Quantity, 14. Unit. Row 1: Non-RCRA Hazardous Waste Solids, CALIF. 001 DOT 0022 Y

16. Special Handling Instructions and Additional Information: No Acid Contact, DOT ERG Code No 171 24 hr phone 800-597-9009

18. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

17. Transporter 1 Acknowledgement of Receipt of Materials: Printed/Typed Name: G. SHARKINS, Signature: [Signature], Month Day Year: 09/23/98

18. Transporter 2 Acknowledgement of Receipt of Materials: Printed/Typed Name: EDUARDO A. VAQUERO, Signature: [Signature], Month Day Year: 09/23/98

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19. Printed/Typed Name: Ed Vaquero, Signature: [Signature], Month Day Year: 09/23/98

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8902; WITHIN CALIFORNIA CALL 1-800-552-7550

Do Not Write Below This Line

GREEN HAULER RETAINS

Ecology Recovery Associates

1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566
(510) 484-4760
FAX (510) 484-4463

September 22, 1998

STD 6610

Mr. Tom Peacock
Alameda County Environmental Health Dept.
1131 Harbor Bay Pky.
Alameda, CA 94502

Re: Casterson Ranch Development, 5020 Tassjara Rd., Dublin California.

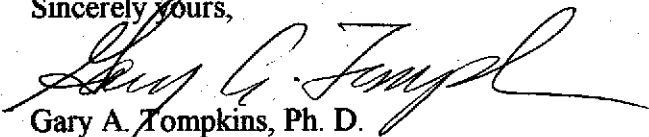
Dear Mr. Peacock:

Ecology Recovery Associates is managing the remedial activities on the referenced project. We have been advised that you are coordinating projects assigned to Ms. Madhulla Logan while she is on leave. Enclosed are the final sampling and remediation documentation for the Casterson Ranch project in Dublin, California. The preliminary review of the remediation at the site identified two areas of concern by your department. These two areas have been addressed and remediated as documented by the enclosed documents.

We therefore request project closure at this time. I would welcome the opportunity to meet with you to review the project and assist in any way in expediting closure.

A sum of one thousand dollars has been deposited with your office for the project. If more funds or additional information is needed, please contact Gary Tompkins at Ecology Recovery Associates, (925) 484-4760.

Sincerely yours,


Gary A. Tompkins, Ph. D.
Project Manager

Ecology Recovery Associates

1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566
(510) 484-4760
FAX (510) 484-4463

September 21, 1998

Mr. J. David Schneider
The Stone's Town Co.
6601 Owens Dr., Ste. 100
Pleasanton, CA 94588

Remediation of PRG levels of Lead Contaminated Soil. Casterson Ranch Project.

**Environmental Consulting and Remediation Services
Casterson Ranch Contamination Removal
5020 Tassjara Rd.
Dublin, CA,**

Introduction

This report summarizes the actions taken to remediate the "PRG lead contaminated soils" at the referenced project. In a letter dated August 24, 1998, Eva Chu of Alameda County Environmental Health Services addressed the agency's concern that while soils with lead levels above 1000 mg/Kg had been properly remediated, there were several locations where lead, while below 1000 mg/Kg, was above the PRG level of 130 mg/Kg. A remedial action plan for dealing with this potential contamination was developed and forwarded to Alameda County (dated September 4, 1998- attached).

Additional site assessment.

Berlogar Geotechnical Consultants (BGC) collected samples in all areas identified as being of concern by Ms. Chu. Samples at three locations showed lead levels the PRG level of 130 mg/Kg. Peripheral samples were then collected at each of the three high lead locations. None of these samples contained lead above the PRG level. The sampling procedures, sample collection locations and analytical results are detailed in the BGC report entitled "Final Supplemental Site Assessment, Post Remediation-environmental Testing" dated September 18, 1998.

Lead Soils Remediation.

At each of the three locations where lead was detected above the PRG level, soil was excavated outward approximately 7.5 feet. This sampling at the sides of the excavated areas revealed no additional soil with elevated lead. The soil was then loaded and transported by a registered waste hauler to the Kettleman Hills facility of Waste Management Inc. for disposal. A copy of the California Hazardous Waste Manifest documenting proper disposal is attached.

Mr. J. David Schneider
September 21, 1998
page 2

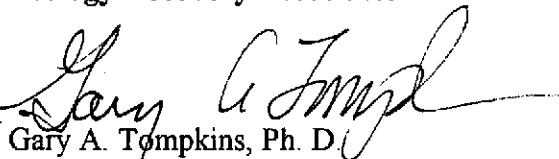
Recommendations

Remediation of the contaminants identified in the BGC Phase 2 report has been documented in the Final Remediation Report dated August 17, 1989. The concern identified by Alameda County Environmental Health regarding PRG lead contamination has been remediated as documented herein. We believe that no further actions are required and that the project should be certified by the appropriate regulatory agency as properly remediated. This conclusion is based on the data presented in the September 18, 1998, BGC report. The discussion and recommendations contained herein represents a professional opinion derived in accordance with current standards of practice; no other warranty is expressed or implied.

Should you require any additional information, please contact the undersigned at (925) 484-4760.

Respectfully submitted,

Ecology Recovery Associates



Gary A. Tompkins, Ph. D.
Project Manager
REA 5823, Exp 6/30/99

Attachments:

Remedial Action Plan for PRG-lead soils
Manifest 90473181 - Lead contaminated soil

Please print or type. Form designed for use on elite (12-pitch typewriter).

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CAC0001407736	Manifest Document No. 3102198	2. Page 1 of 1 information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address CHARTER PROPERTIES, INC 6601 OWNES Ct., Pleasanton, CA 94588				A. State Manifest Document Number 90473181	
4. Generator's Phone 925 484-4760				B. State Generator's ID	
5. Transporter 1 Company Name Dillard Transportation		6. US EPA ID Number CAD 9811692809	C. State Transporter's ID		
7. Transporter 2 Company Name		8. US EPA ID Number	D. Transporter's Phone 800-675-1066		
9. Designated Facility Name and Site Address Waste Management Inc, Kettleman Hills 35251 Old Skyline Rd Kettleman Hills, CA 93239		10. US EPA ID Number CAT000646117	G. State Facility's ID CAT000646117		
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) a. NON-RCRA Hazardous Waste Solid CALIF. ONLY		12. Containers No. Type 0011 DT	13. Total Quantity 0.0022	14. Unit Wt/Vol Y	I. Waste No. State N/A
11a. Soil with low Lead levels KH Profile AJ 5279 Site Address 5020 Tassajeward Rd, Dublin, CA		K. Handling Codes for Wastes Listed Above			
15. Special Handling Instructions and Additional Information 11a Avoid contact, DOT ERG Guide No 171 24 hr Phone 800-549-9009		16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.			
Printed/Typed Name GTOMPKINS		Signature <i>[Signature]</i>		Month Day Year 09/18/98	
17. Transporter 1 Acknowledgement of Receipt of Materials		Printed/Typed Name Edward A House		Signature <i>[Signature]</i>	
18. Transporter 2 Acknowledgement of Receipt of Materials		Printed/Typed Name		Signature	
19. Discrepancy Indication Space					
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.					
Printed/Typed Name		Signature		Month Day Year	

90473181
 IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-862-7550
 GENERATOR
 TRANSPORTER
 FACILITY

September 21, 1998

Ms. Madhulla Logan
Alameda County Environmental Health Dept.
1131 Harbor Bay Pky.
Alameda, CA 94502

Request for final closure of the Casterson Ranch Project.

**Environmental Consulting and Remediation Services
Casterson Ranch Contamination Removal
5020 Tassjara Rd.
Dublin, CA,**

Introduction

In an August 20, 1998 transmittal, **Ecology Recovery Associates (ERA)** provided documentation on the remedial activities at the referenced project. Alameda County Environmental Health Services identified four concerns in a letter from Eva Chu dated August 24, 1998. These concerns were addressed in my letter of August 31, 1998 (attachment no.1). In a subsequent phone conversation, Ms. Chu indicated that no further action was required on items 3 and 4. This letter documents actions taken to characterize and subsequently remediate the areas of concern addressed in items 1 and 2.

Characterization and Remediation of PRG levels of lead in soil.

In item 1 of the letter, Ms. Chu points out that while lead above the 1000 mg/Kg level has been remediated, lead levels below 1000 mg/Kg but above the state PRG of 130 mg/Kg may still be present. Berloger Geotechnical Consultants (BGC) conducted additional sampling in those areas of potential lead contaminated identified by Ms. Chu. Their sampling report is attached (attachment 2). Three areas were identified as containing lead above the PRG limits. ERA subsequently developed a proposal to remediate the soils from these three areas (letter to Ms. Madhulla Logan, dated September 4, 1998- attachment 3.). A detailed description of the remediation including a copy of the hazardous waste manifest documenting proper disposal is attached (no. 4).

Sampling for gasoline and related chemicals.

In item 2 of the letter, Ms. Chu requests sampling for gasoline and BTEX in area B as gasoline was stored in that area at one time. Sampling was done for these components and none was detected (table 4, attachment 2).

Ms. Madhulla Logan
September 21, 1998
page 2

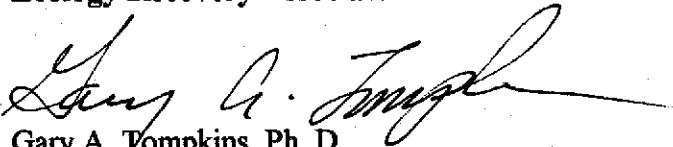
Request for Project Closure.

Based upon the remediation of the low level lead soils and the fact that no gasoline or related components were detected in the soils from Area B we believe that the project has been adequately remediated and request project closure by your agency.

The discussion and recommendation contained herein is a professional opinion derived in accordance with current standards of practice; no other warranty is expressed or implied. Should you require any additional information, please contact the undersigned at (925) 484-4760.

Respectfully submitted,

Ecology Recovery Associates



Gary A. Tompkins, Ph. D.
Project Manager
REA 5823, Exp 6/30/99

Attachments (4)
xc: J. David Schneider

CK...PROPOSAL...412

1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566
(510) 484-4760
FAX (510) 484-4463

September 4, 1998

Ms. Madhulla Logan
Department of Environmental Health
Alameda County Health Agency
1131 Harbor Bay Pkwy.
Alameda, CA 94502

via fax (510) 337-9335

Re: Casterson Ranch Development, 5020 Tassjara Rd., Dublin California.

Dear Ms. Logan:

This letter is to present the proposed remediation of the low level lead contamination at the referenced project and to clarify Item No. 4 in the letter by Eva Chu dated August 24, 1998.

Remediation of Lead Contaminated Soils.

As detailed in Item No. 1 of the letter by Ms. Chu, lead contamination above the California Modified PRG's was found in several locations on the property. All soils above 1000 mg/kg have already been excavated and transported for proper disposal. After reviewing Ms. Chu's letter, Charter Properties directed Berlogar Geotechnical Consultants (BGC) to immediately conduct additional sampling at the locations identified in item 1. This sampling was done during the week of August 24th. Three locations, T5, R16, and R 20 showed lead levels above the PRG.

Initially a thirty foot by thirty foot square was measured off with the high level sample point as the center. Samples will be collected near the surface (6-12 in.) and at 18 inches at the four corners of each square. If these peripheral samples are below the PRG level, we propose to excavated approximately fifteen feet around the sample location. Additional sampling will then be performed at the edges of the 15 foot excavation to determine if the lead contamination has been removed to below the PRG.

We understand that soils with lead levels below 1000 mg/kg do not necessarily need to be removed from the site. However, because the site will be transferred to another developer prior building and because it is essential to expedite this transfer, Charter Properties propose to remove the lead contaminated soils as non-RCRA hazardous wastes. Soil excavated as described above will be place on visqueen and when sample results indicated that all the soil above the PRG has been identified and excavated it will be transported by a registered waste hauler to a permitted disposal facility. Copies of the properly documented hazardous waste manifest(s) will be provided to the County as part of the final remediation report.

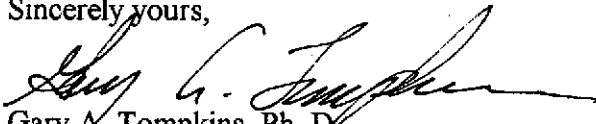
Ms. Madhulla Logan
September 4, 1998
page 2

High Diesel levels in Area D.

In Item No. 4 of the letter by Eva Chu dated August 24, 1998, she expresses concern that diesel contamination was not adequately remediated. Unfortunately the report did not clarify the exact location of sample No. 15. This sample was taken from the then existing southern side wall approximately five feet below the surface. The area was subsequently excavated twenty feet further south to a depth of 8 feet. Samples collected from the side walls and bottom of this new excavation indicate that the diesel contaminated soil has been removed. The final sampling, laboratory results and chain-of-custody for these samples will be included in BGC's final report.

Should you have questions or require any additional information to assist in rapidly completing the project, please contact Gary Tompkins at **Ecology Recovery Associates**, (925) 484-4760.

Sincerely yours,



Gary A. Tompkins, Ph. D.
Project Manager

xc: Dave Schneider

1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566
(510) 484-4760
FAX (510) 484-4463

August 31, 1998

Ms. Eva Chew
Department of Environmental Health
Alameda County Health Agency
1131 Harbor Bay Pkwy.
Alameda, CA 94502

via fax (510) 337-9335

Re: Casterson Ranch Development, 5020 Tassjara Rd., Dublin California.

Dear Ms. Chew:

This letter is to clarify several items from the Phase II Report and the Post-Remediation Testing Report on the referenced property, which we discussed by phone on Friday, August 28, 1998.

Fuel tanks:

Throughout the report reference is made to gasoline tanks where the term "fuel tanks" would have been more appropriate. In interviews with the previous owner who managed the property as a farm for over 35 years, the following information has been established:

1. There were no underground tanks on the property.
2. There were four above ground tanks, three were used exclusively for diesel fuel. Remediation of these areas has been addressed as described in the ERA progress reports.
3. One tank, located in the building a Location B (Plate 2 in the Post-Remediation Testing Report) was used for gasoline prior to 1978. Since that time it has been used only for diesel fuel. Because of diesel contamination in this area, approximately 15 cubic yards of soil was excavated from area B. The base of the excavation is being re-sampled for TPH-gasoline.

Lead levels above the PRG:

Several areas described in the Phase II Report exhibited lead levels approaching or above the current Cal-EPA Preliminary Remediation Goal (PRG) of 130 mg/Kg. Additional sampling is being done in these areas to more accurately characterize the extent of lead in the soil.

Hydrocarbons in the groundwater.

The units for hydrocarbon concentrations in the water samples presented in Table 9, page 5 of the Post-Remediation Testing Report are incorrect; all units for water samples should be in ug/l (ppb) as reported in the analytical report from Chromalab dated August 14, 1998 report appendix).

Payment of additional fees:

A check for an additional five hundred dollars (\$ 500.00) to be added to the project account is being sent to your attention.

Timing to complete project review and closure:

As we discussed, the City of Dublin is withholding the grading permit for the project until your department issues an environmental closure document. This in turn is delaying close of escrow on the property. Your assistance in expediting site closure is genuinely appreciated.

Should you have questions or require any additional information to assist in rapidly completing the project, please contact Gary Tompkins at **Ecology Recovery Associates**, (925) 484-4760.

Sincerely yours,



Gary A. Tompkins, Ph. D.
Project Manager

xc: Dave Schneider

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



StID 6610

August 24, 1998

Mr. J. David Schneider
The Stone's Town Co
6601 Owens Dr., Suite 100
Pleasanton, CA 94588

ENVIRONMENTAL HEALTH SERVICES

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

RE: Comments on Reports for Casterson Ranch Property at 5020-Tassajara Road, Dublin, CA

Dear Mr. Schneider:

I have completed review of the reports concerning the remediation of surface and subsurface soils at the above referenced site. I have the following concerns:


1. Clean up levels for lead (1,000 mg/kg) were based on the Total Threshold Limit Concentrations (TTLC). Because single family dwellings are proposed for this site, the clean up levels should be based on EPA's Region IX Preliminary Remediation Goals (PRGs). The California Modified PRGs for lead in residential soil is 130 mg/kg. Lead PRG levels were exceeded in composite samples C-2 and C-5, and in discrete samples R-9, R-16, and TP-5. In addition, lead concentrations in composite samples C-1 and C-4 could potentially exceed the PRG levels. Additional discrete soil samples should be collected in the vicinity of R-1 through R-6, and R-20 through R-24 for lead analysis.
2. In Area B, empty gasoline tanks were found. Soil samples from this area were not analyzed for TPHg and BTEX. Soil should be resampled and analyzed for TPHg and BTEX.
3. Area C also had gasoline tanks. Soil samples from this area were not analyzed for TPHg and BTEX. Resample and analyze for TPHg and BTEX.
4. The northeast corner of Area D had up to 27,000 mg/kg TPHd from sample #15, collected from 10' bgs.(?). This area does not appear to have been overexcavated. A site health and safety plan should be prepared for any excavation or trenching proposed in this area.

Please submit a work plan proposing sampling locations, sampling methods, analytical methods, etc., which will address the above concerns. In addition, it is anticipated that the project will require additional oversight and possibly a field visit. Please submit an additional check in the amount of \$1,000, made payable to "Alameda County Environmental Health". It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

Mr. David Schneider
re: 5020 Tassajara Road
August 24, 1998
Page 2 of 2

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

Sincerely,




eva chu
Hazardous Materials Specialist

c: Gary Tompkins\
Ecology Recovery
1989 A Santa Rita Rd, Suite 365
Pleasanton, CA 94566

TRANSMITTAL

August 21, 1998

To: Eva Chew
Alameda County Dept. of Env. Health

From: **Gary A. Tompkins** 
Ecology Recovery Associates
925-484-4760
925-484-4463

Re: Casterson Ranch Properties
Dublin, California

Attached are the following:

Summary of Env. Remediation Activities - ERA
Final Remediation Report - ERA
Supplemental Post-Remediation Report - BGC
Addendum to Post-Remediation Report - BGC
Phase 2 Env. Site Assessment - BGC

Ecology Recovery Associates

1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566
(510) 484-4760
FAX (510) 484-4463

August 20, 1998

The Stone's Town Co.
6601 Owens Dr., Ste. 100
Pleasanton, CA 94588

Attention: Mr. J. David Schneider

(Gen Mgr for Co owning property ~~Casterson~~)

**Subject: Summary of Environmental Remediation Activities
Casterson Ranch Property
5020 Tassjara Rd.
Dublin, CA,**

Introduction

This report summarizes the sampling and analytical testing results from the Phase 2 environmental assessment by Berlogar Geotechnical Consultants (BGC), the post remediation report by BGC, and the final remediation report by Ecology Recovery Associates (ERA).

Phase 2 Findings

The Phase 2 report identifies three areas of environmental contamination on the property: the presence of asbestos in the main residence building, areas of lead contamination near the welding shop, and diesel fuel contamination near the equipment fueling area. (see Phase 2 sample location map).

Remedial Activities

The asbestos was properly removed and disposed of by Blue Water Environmental Services, Inc. A copy of the certificate of clearance by Blue Water is enclosed in the ERA final remediation report.

The area of lead contamination is identified as Area A on the map in the BGC post remediation report. Five tons of lead contaminated soil was removed and disposed of by treatment/burial at a permitted Class I landfill. Copies of the waste manifests are attached to the ERA report. Soil samples from the bottom of this excavation contained 10 and 8.8 mg/kg total lead (Table 1 BGC post-remediation report).

Soil was removed in stages from the equipment fueling area (Area D). Approximately forty tons of soil was excavated, the base and side walls of the excavation was sampled, and additional soil was removed until the diesel levels were well below action levels. The final soil sampling results which support our belief that all diesel contamination has been remediated are presented in Table 7 and Table 8 of the BGC post remediation report. A total of ~~7.8~~ ^{17.8} tons of soil was excavated and disposed of at a permitted facility in Richmond, California. Manifests documenting this disposal are attached to ERA report.

Mr. J. David Schneider
August 20, 1998
page 2

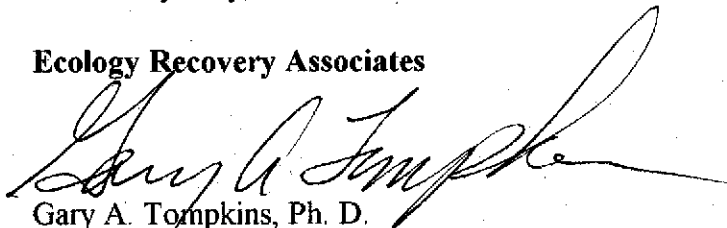
During excavation of Area D, two additional areas were identified as possibly containing diesel contamination. Sampling of these areas, designated Area B and Area C, did indicate the presence of diesel fuel in the soil. Soil from these areas were excavated and subsequent soil sampling supports our position that no additional soil removal is warranted. The results of these final samplings is presented in Table 3 and Table 4.

Two borings were placed down-gradient, south of Area D. The results of water and soil sampling from these borings, for diesel, gasoline and BTEX, is presented in Table 9. All of these samples contained non-detectible analyte with the exception of the water sample from B-5 which contained 86 mg/kg of a non-identified component in the diesel range. We do not believe this finding to be significant when taken in light of the fact that the soil from the same location contained no detectible analytes. *No, HCCertain could have gone straight down from excavated area to GW. GW not verified for sites. Regional GW flow may not necessarily be same as for this site.*
Justification for the down-gradient placement of the two borings, the boring logs, and the chain-of-custody forms are contined in an Addendum to the Supplemental Post-Remediation Report.

Should you have any questions regarding this report, please contact the undersigned at (925) 484-4760.

Yours very truly,

Ecology Recovery Associates



Gary A. Tompkins, Ph. D.
Project Manager



6601 Owens Drive
Suite 100
Pleasanton, CA 94588
(510) 463-1666
FAX (510) 463-1861

July 16, 1998

Ms. Madhulla Logan
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, CA 94502

Re: **Casterson Ranch Development, 5020 Tassajara Road, Dublin, California**

Dear Ms. Logan:

Charter Properties is in the process of developing the Casterson Ranch for residential homes. An environmental assessment by Berloger Geotechnical Consultants indicates the presence of minor amounts of asbestos in one of the buildings, of lead in soil near a workshop, and of diesel fuel near an area previously used for fueling of farm equipment (analytical tables attached). The asbestos has been removed by a licensed contractor (see attached report by Bluewater Environmental). Soils contaminated with lead and diesel fuel have been removed and disposed of at permitted facilities (see attached report by Ecology Recovery Associates). Sampling from the base of the excavations indicate that the lead contamination has been adequately remedied and that additional soil removal from the diesel fuel will be required.

A remediation plan for this additional soil removal is attached. This removal is scheduled to occur within the next 10 days.

Enclosed is payment for five hundred dollars to cover your department initial involvement in this project. Should you have questions or require additional information please contact Gary Tompkins at Ecology Recovery Associates, (925) 484-4760.

Sincerely,

A handwritten signature in black ink, appearing to read "James Tong".

James Tong
JT/dle

enclosures:

doc:madhulla

Ecology Recovery Associates

1989-A Santa Rita Road, Suite 365
Pleasanton, CA 94566
(510) 484-4760
FAX (510) 484-4463

July 9, 1998

Mr. J. David Schneider
The Stone's Town Co.
6601 Owens Dr., Ste. 100
Pleasanton, CA 94588

**Environmental Consulting and Remediation Services
Casterson Ranch Contamination Removal
5020 Tassjara Rd.
Dublin, CA,**

Removal of Additional Soil

Dear Mr. Schneider:

On July 2, 1998, **Ecology Recovery Associates (ERA)**, and Berloger Geotechnical Consultants (BGC) met with you at the Casterson properties to review BGC's sampling results and develop a plan for additional soil remediation. The following is a summary of BGC's findings and the agreed upon action plan:

Lead contamination in area of the workshop.

Lead contamination has been satisfactory remediated. Two samples collected by **ERA** from a depth of six inches below the bottom of the excavation contained 17.0 and 8.3 mg/Kg total lead. The two samples collected in the same area by BGC contained 8.8 and 20.0 mg/Kg total lead. These levels are well below regulatory action levels.

Petroleum fuel remaining in the area of the gas house.

The soil sample near the north corner of the central section of the gas house contained 5500 mg/kg total petroleum hydrocarbons as diesel. This level exceeds regulatory action levels and it was determined that an additional 2.5 feet of soil should be removed from this area.

Additional petroleum contaminated detected east of workshop.

BGC sampling revealed petroleum hydrocarbon-diesel levels of 5400 and 8600 mg/Kg in the floor of the room east of the workshop (between the workshop and the grain silo). It was agreed that three feet of soil should be removed from this area.

The initial excavation plan was to remove the contaminated soil and then "over-excavate" in order to possible save costs from having to re-mobilize the excavation equipment a second time. However, because the demolition contractor will have suitable excavation equipment on-site for a week or more, **ERA** subsequently decided to first excavate the contaminated area, have BGC sample, and then perform additional soil excavation only if necessary.

Mr. J. David Schneider
July 9, 1998
page 2

ERA will begin the following remedial activities as soon as possible:

1. Area between workshop and grain silo.
 - Remove three feet of soil from this area dispose of this soil as contaminated.
 - BGC will also collect samples from the bottom of the excavation.

2. North-central portion of the gas house:
 - Remove 2.5 feet of soil from this area and dispose of this soil as contaminated.
 - BGC will also collect samples from the bottom of the excavation.

Laboratory results from sampling the excavation bottoms will be used to determine if additional remediation is required.

Should you have any questions or comments regarding this plan, please contact the undersigned at (925) 484-4760.

Yours very truly,

Ecology Recovery Associates

Gary A. Tompkins, Ph. D.
Project Manager