

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro# 2686

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
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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