

Kenneth C. Rinker
949 South Coast Dr. #500
Costa Mesa, CA 92626

ENVIRONMENTAL
PROTECTION
95 AUG 14 PM 2:39

August 11, 1995

Eva Chu
Alameda County Health Care Services Agency
Division of Environmental Protection
1131 Harbor Bay Parkway, 2nd floor
Alameda, CA 94502

PO
BUSINESS name
Kenneth Rinker / Parcel # 99B-8103-38

RE : Closure Letter for 126 S. Vasco Rd., Livermore, CA

Dear Eva,

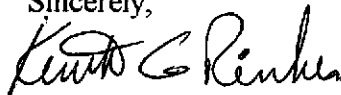
Thank you for meeting with Jim Gribi and me at Jim's office in Dublin. Enclosed is a check for \$500 which should be applied to the future work on 126 S. Vasco Rd., Livermore, CA better known as parcel # 99B-8103-38.

As discussed, please contact Jim or myself after you have read the material that we provided to you. We feel that you will come to the same conclusion that the low levels of hydrocarbons in the deeper groundwater originated from an off-site source.

Time is of the essence to me. A closure letter will hopefully allow me to get this property into escrow and subsequently sold to the prospective buyer that I am talking to now.

The vacation to Alaska will be very enjoyable for you. I wish you the best of times and be sure to bring a camera with lots of film.

Sincerely,



Kenneth C. Rinker



centurywest
ENGINEERING CORPORATION

DRAFT

8/14 245 - 80 = 1.5 Review rpt

8/10/95 2.6 meet w/ Rinker

8/10/95 Closure letter 8/10/95

August 10, 1995

Alameda County Health Agency
Department of Environmental Health
131 Harbor Way Parkway
Alameda, CA 94502

Attention: Eva Chu

Subject: Site Background and Recommendations for Site Closure
126 South Vasco Road Parcel
Livermore, California
CWEC 20583-001-01

Ladies and Gentlemen:

Pursuant to our telephone conversations with Ms. Eva Chu of your office, this letter provides a background summary of recent environmental assessment activities for the subject site, and provides a basis for granting site closure.

The subject parcel is currently owned by Mr. Ken Rinker. Pursuant to a recently pending sale of the property to Quick Stop Markets, Inc., a combined Phase I and Phase II Environmental Assessment (EA) was conducted by Applied Geosciences for Quick Stop Markets. Although the Phase I EA identified no risks to the site from past site activities and only moderate to low risk from offsite activities, a Phase II EA was conducted at the site, since Quick Stop Markets contemplated installing fuel USTs at the site. The Phase II EA included the drilling and sampling of two upgradient and one downgradient CPT borings at the site (see attached Figure 1 and Figure 2 from Applied Geosciences report). Salient facts and conclusions from the Phase I/Phase II EA are summarized below.

- Laboratory analyses of two soil samples from each of the three soil borings revealed no detectable levels of TPH-gasoline, TPH-diesel, or BTXE (see attached Table 3 from Applied Geosciences report).
- Discrete ground water samples were taken from two aquifers encountered in each of the three borings. The shallower ground water samples (12-15 feet in depth) from each of the borings contained no detectable hydrocarbon constituents. The deeper ground water samples (27-32 feet in depth) contained low levels of TPH-diesel, with a laboratory footnote indicating heavier hydrocarbons than diesel. These TPH-diesel levels were higher in the two upgradient borings than in the one downgradient boring.



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- Quality assurance (QA) measures implemented during the Phase II EA included: (1) Collecting and analyzing a Trip Blank sample during the initial sampling; (2) Redrilling one of the upgradient borings (B-1) approximately one month later and collecting a ground water sample from the deeper aquifer; and (3) Collecting and analyzing two Equipment Blank samples during this later drilling. Results of these QA measures clearly indicate that the low levels of heavy hydrocarbons encountered in ground water from the deeper aquifer are representative of true ground water conditions.
- The Phase I EA identified no significant use or improvements to the subject site which would account for the heavy hydrocarbons in the deeper aquifer.
- Although the Phase II results clearly indicate that the heavy hydrocarbons encountered in the deeper aquifer migrate onto the site from an offsite source, no obvious upgradient sources were identified in the Phase I (assuming an upgradient direction of east-southeast). Possible crossgradient sources include: (1) A large Caltrans maintenance yard, with USTs, located immediately north across Preston Avenue; (2) Harland Corporation facility (which has a Prop 65 posting) located at the southeast corner of Vasco Road and Industrial Avenue; and (3) Capital Metals Company LUST site, located approximately one quarter mile south from the subject site at 261 South Vasco Road; & (4) *Texaco, located across street to west,* (5) *Classic Truck Lines*
- The low levels of heavy hydrocarbons encountered in the deeper aquifer do not pose a risk to human health or the environment. The reasons for this conclusion are: (1) The hydrocarbons are nonvolatile, motor oil-ranged hydrocarbons, with no significant BTXE constituents; (2) The depth to the deeper aquifer is about 27 feet below grade; and (3) The concentrations of heavy hydrocarbons in the deeper aquifer in three borings are extremely low (below 0.5 ppm).

Given these results, we believe that Alameda County Health Agency should grant regulatory closure for the subject site, requiring no additional investigation or remediation at this site.

Alameda County Health Agency
Department of Environmental Health
August 10, 1994
Page 3

We appreciate the opportunity to provide this information for your review. Please call us if there are questions or if additional information is required.

Very truly yours,



James E. Gribi
Registered Geologist
California No. 5843

JEG:cac
Enclosure

TABLE 3

PROPOSED QUIK STOP MARKET
126 S. VASCO ROAD
LIVERMORE, CALIFORNIA

SOIL SAMPLING RESULTS

TPHg, BTEX and TPHd
(results in milligrams per kilogram [mg/kg])

SAMPLE LD.	LOCATION	DEPTH (ft)	DATE	TPHg	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	TPHd
B1-13	B1	13	10 NOV 94	ND < 1	ND < .005	ND < .005	ND < .005	ND < .005	ND < 10
B2-12	B2	12	10 NOV 94	ND < 1	ND < .005	ND < .005	ND < .005	ND < .005	ND < 10
B3-12	B3	12	10 NOV 94	ND < 1	ND < .005	ND < .005	ND < .005	ND < .005	ND < 10
B1-24	B1	24	27 OCT 94	ND < 1	ND < .005	ND < .005	ND < .005	ND < .005	ND < 10
B2-24	B2	24	27 OCT 94	ND < 1	ND < .005	ND < .005	ND < .005	ND < .005	ND < 10
B3-24	B3	24	27 OCT 94	ND < 1	ND < .005	ND < .005	ND < .005	ND < .005	ND < 10

Notes:

ND < 1 = Not Detected above the numerical detection limit given in milligrams per kilogram (mg/kg).

(ft) = Sample depth reported in approximate feet below the ground surface (BGS).

TPHg = Total Petroleum Hydrocarbons as gasoline, analyzed by GC/FID following sample purge and trap by EPA SW-846 Method 5030.

BTEX = Benzene, Toluene, Ethylbenzene, and total Xylenes analyzed by modified EPA Method 8020 following sample purge and trap by EPA SW-846 Method 8020.

TPHd = Total Petroleum Hydrocarbons as diesel analyzed by EPA Method 8015 Modified.

GROUNDWATER SAMPLING RESULTS

TPHg, BTEX and TPHd
(results in micrograms per liter [u/L])

SAMPLE LD.	LOCATION	DEPTH (ft)	DATE	TPHg	BENZENE	TOLUENE	ETHYLBENZENE	XYLENES	TPHd
B1-2W	B1	12.5 - 15	10 NOV 94	ND < 50	ND < 5	ND < 5	ND < 5	ND < 5	ND < 50
B2-2W	B2	12.5 - 15	10 NOV 94	ND < 50	ND < 5	ND < 5	ND < 5	ND < 5	ND < 50
B3-2W	B3	12.5 - 15	10 NOV 94	ND < 50	ND < 5	ND < 5	ND < 5	ND < 5	ND < 50
TB1-1W	TRIP BLANK	N/A	27 OCT 94	ND < 50	ND < 5	ND < 5	ND < 5	ND < 5	ND < 50
B1-1W	B1	27 - 32	27 OCT 94	ND < 50	0.5	0.6	1.2	3.3	*210
B2-1W	B2	28 - 33	27 OCT 94	ND < 50	ND < 5	ND < 5	ND < 5	ND < 5	*100
B3-1W	B3	28 - 33	27 OCT 94	ND < 50	ND < 5	ND < 5	ND < 5	ND < 5	*80
ROD RINSE	EQUIP. BLANK	N/A	14 DEC 94	ND < 50	ND < 5	ND < 5	ND < 5	ND < 5	ND < 50
PIPP RINSE	EQUIP. BLANK	N/A	14 DEC 94	ND < 50	ND < 5	ND < 5	ND < 5	ND < 5	ND < 50
B1-30-2	B1	27 - 32	14 DEC 94	ND < 50	ND < 5	1.4	ND < 5	2.7	*130
MCL →					1		680	1750	

Notes:

ND < 1 = Not Detected above the numerical detection limit given in micrograms per liter (u/L).

* = The laboratory reported that the concentrations reported as diesel for samples MW1, 2, 3-1W did not match the diesel chromatogram pattern, but instead showed a pattern distinctive of hydrocarbons heavier than diesel.

TPHg = Total Petroleum Hydrocarbons as gasoline analyzed by GC/FID following sample purge and trap by EPA SW-846 Method 5030.

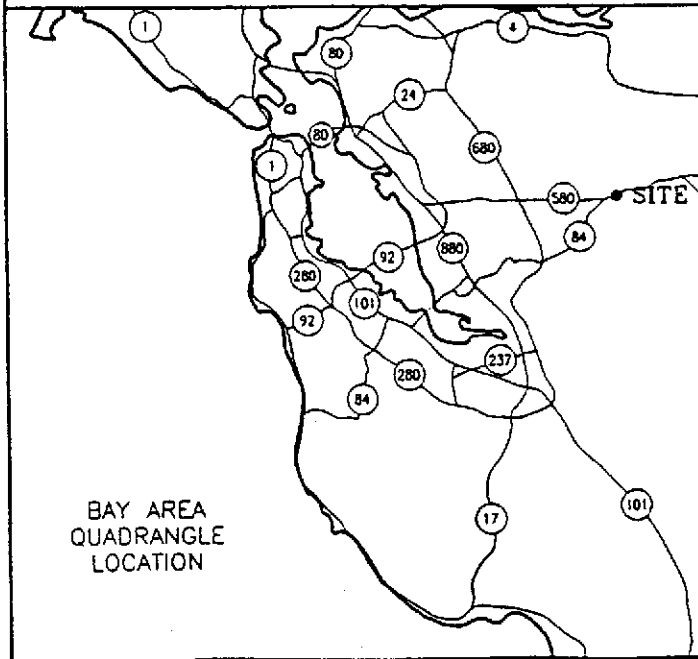
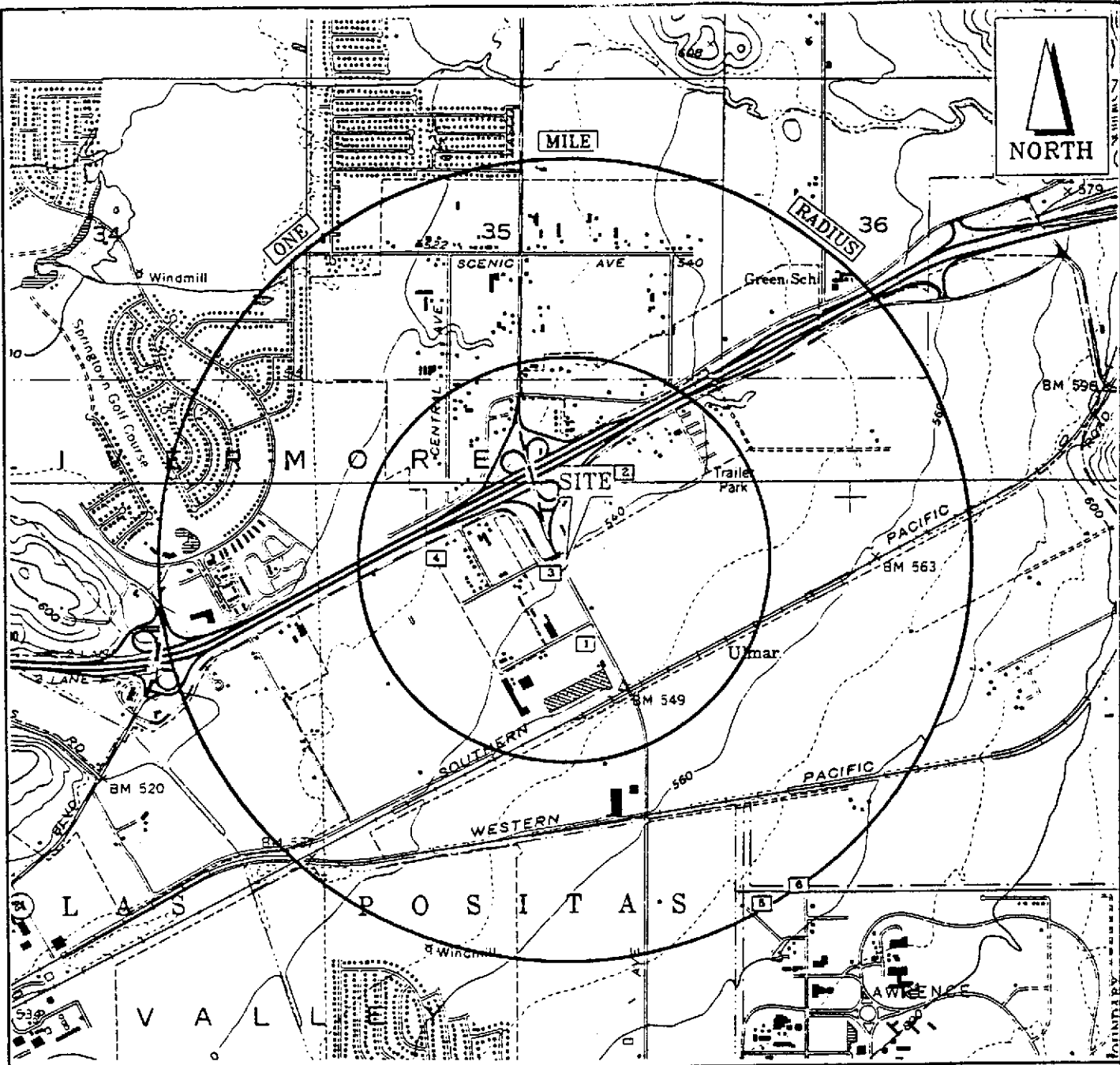
BTEX = Benzene, Toluene, Ethylbenzene, and total Xylenes analyzed by modified EPA Method 8020 following sample purge and trap by EPA SW-846 Method 5030.

TPHd = Total Petroleum Hydrocarbons as diesel, analyzed by EPA Method 8015 Modified.

TB1-1W was a trip blank sample used for QA/QC purposes.

Rod Rinse and PIPP Rinse blanks were equipment rinse samples analyzed for QA/QC purposes.

MCL = Maximum Contaminant Level, Department of Environmental Health, Title 22, Article 4, Primary standard-inorganic chemical and physical quality, Register 92, No. 28; 7 October 1992.



EXPLANATION:

1 NUMBERED SITES ARE REFERRED TO IN TABLE 2.

NOTES:

- 1) BASE MAP FROM USGS ALTAMONT QUADRANGLE, 7.5-MINUTE SERIES (TOPOGRAPHIC) 1953, PHOTOREVISED 1981.
- 2) ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.

0 1/4 1/2 1
 SCALE, MILES

APPLIED GEOSCIENCES INC.
 Environmental Consultants

SITE LOCATION MAP

PROJECT NO. A943062	FIGURE 1
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Preston Avenue

NORTH

Landscaped Area

South Vasco Road

Vacant Lot

B3

Vacant, Undeveloped Field

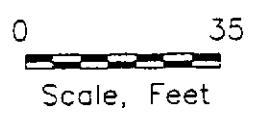
B2

B1

Vacant Lot

EXPLANATION

- B1 Designation and approximate location of sample locales.
- · - · - Approximate location of site boundary



- NOTES: 1) Base map from assessor's parcel map and observations made during the site reconnaissance.
- 2) All locations and dimensions are approximate.

<i>APPLIED GEOSCIENCES INC.</i>		
<i>Environmental Consultants</i>		
SITE PLOT PLAN		
PROJECT NO. L943062	FIGURE 2	

KENNETH C. RINKER

RINKER COMPANY

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