



December 22, 2016

Roger Woodward  
Woodward Family Trust  
16972 W. Anasazi Court  
Surprise, Arizona 85387-2891

Roger L. and Richard S. Woodward and J.E. Corette III  
6973 Village Parkway  
Dublin, CA 94568

Kewal Singh  
Corwood Carwash  
6973 Village Parkway  
Dublin, CA 94568

Subject: Fuel Leak Case No. RO0002432 and GeoTracker Global ID T06019701663, Corwood Carwash, 6973 Village Parkway, Dublin, CA 94568

Ladies and Gentlemen:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Department of Environmental Health (ACDEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.waterboards.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

Due to residual contamination, the site was closed with Site Management Requirements that require notifying ACDEH of a change in land use to any residential, or conservative land use, or if any redevelopment occurs and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities. Site Management Requirements are further described in the *Additional Information* Section of the attached Case Closure Summary. If you have any questions, please call Karel Detterman at (510) 567-6708. Thank you.

Sincerely,

Dilan Roe, P.E.  
Chief – Land Water Division

Enclosures: 1. Remedial Action Completion Certification  
2. Case Closure Summary

Ladies and Gentleman  
RO0002432  
December 22, 2016  
Page 2

cc with enclosure:

James Gribi, Gribi Associates, (Sent via E-mail to: [JGribi@gribiassociates.com](mailto:JGribi@gribiassociates.com))  
Dilan Roe, ACDEH (sent via electronic mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Paresh Khatri, ACDEH (sent via electronic mail to: [paresh.khatri@aceh.org](mailto:paresh.khatri@aceh.org))  
Karel Detterman, ACDEH, (sent via electronic mail to: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org))  
Case Electronic File, GeoTracker

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502

---

**REMEDIAL ACTION COMPLETION CERTIFICATION**

December 22, 2016

Roger Woodward  
Woodward Family Trust  
16972 W. Anasazi Court  
Surprise, Arizona 85387-2891

Roger L. and Richard S. Woodward and J.E. Corette III  
6973 Village Parkway  
Dublin, CA 94568

Kewal Singh  
Corwood Carwash  
6973 Village Parkway  
Dublin, CA 94568

Subject: Case Closure for Fuel Leak Case No. RO0002432 and GeoTracker Global ID T06019701663, Corwood Carwash, 6973 Village Parkway, Dublin, CA 94568

Dear Responsible Parties:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink that reads "Ronald Browder".

Ronald Browder  
Director

# Underground Storage Tank Case Closure Summary Form

## Agency Information

Date: December 22, 2016

Alameda County Department of Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6708
Case Worker: Karel Detterman, P.G.	Title: Hazardous Materials Specialist

## Case Information

Facility Name: Corwood Car Wash		
Facility Address: 6973 Village Parkway, Dublin, CA 94568		
Regional Water Board LUSTIS Case: ---	Former ACDEH Case No.:---	Current LOP Case No.: RO0002432
Unauthorized Release Form Filing Date: ----	State Water Board GeoTracker Global ID: T06019701663	
Assessor Parcel Number: Current: 941-210-31 Formerly: 941-210-17	Current Land Use: Commercial	
Responsible Party(s):	Address:	Phone:
Roger Woodward Woodward Family Trust	16972 W. Anasazi Court Surprise, Arizona 85387- 2891	---
Kewal Singh Corwood Carwash	6973 Village Parkway Dublin, CA 94568	----
Roger L. and Richard S. Woodward and J.E. Corette III	6973 Village Parkway Dublin, CA 94568	----

## Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date
---	10,000 gallon	Gasoline	Removed	January 31, 2000
---	10,000 gallon	Gasoline	Removed	January 31, 2000

# Underground Storage Tank Case Closure Summary Form

## Site Closure Evaluation Summary

The subject site is currently in commercial use as a car wash and is comprised of one parcel, APN 941-210-31, formerly: 941-210-17.

Two fuel leak cases are associated with this site. Case RO0002890 was opened in 1992 to investigate subsurface releases of petroleum hydrocarbons discovered during dispenser island replacement and tank lining and cathodic protection of two 10,000 gallon USTs that were used to store and dispense gasoline and diesel. Three groundwater monitoring wells were installed at the site in 1993 and subsequently decommissioned when the case was closed in 1998.

Case RO0002432 was opened in 2000 following removal of the two 10,000 gallon USTs at the site. A new groundwater monitoring well (MW-1) was installed in 2001 and destroyed in 2016.

Remedial activities at the site have been limited to soil excavation during removal of USTs and dispenser islands.

This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). The case meets all the general criteria of the LTCP but does not meet Vapor Intrusion or Direct Contact and Outdoor Air Specific Criteria. Alameda County Department of Environmental Health (ACDEH) has made the determination that there is low potential for vapor intrusion to indoor air and for direct contact exposure because of the current land use as carwash. The plume has attenuated at the down gradient property boundary as indicated by 2006 grab groundwater results and the entire site is paved.

Refer to Attachments 1 through 5 for analysis details.

## Site Management Requirements

The subject site is currently in commercial use as a car wash and is comprised of one parcel, APN 941-210-31, formerly: 941-210-17).

Due to residual contamination at the site, the site is closed as a commercial site with site management requirements. If there is a proposed change in land use to any residential, or conservative land use, or if any redevelopment occurs, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment. Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate Health and safety procedures by the responsible party prior to and during excavation and construction activities.

## Institutional Controls

Not Applicable

## Engineering Controls



Not Applicable

# Underground Storage Tank Case Closure Summary Form

## Case Closure Public Notification Information

Agency Type	Agency Name	Contact Information
Regional Water Board	San Francisco Bay	Laurent Meillier 1515 Clay Street, Suite 1400, Oakland, CA 94612
Municipal and County Water Districts	Zone 7 Water Agency	Colleen Winey 100 N. Canyons Parkway Livermore CA 94551
Water Replenishment Districts	Not Applicable	----
Groundwater Basin Managers	Not Applicable	----
Planning Agency	City Of Dublin Planning Division	Jeff Baker 100 Civic Plaza Dublin, CA 94568
Public Works Agency	Alameda County Public Works	Kwablah Attiogbe 399 Elmhurst Street Hayward Ca 94544
Owners and Occupants of Property and Adjacent Parcels	See List in Attachment 7	----

## Local Agency Signatures

Karel Detterman, PG	Title: Caseworker, Hazardous Materials Specialist
Signature: 	Date: 12/22/2016
Dilan Roe, PE	Title: Chief – Land Water Division
Signature: 	Date: 12/22/2016

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Department of Environmental Health (ACDEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACDEH website.

**Attachment 1, Conceptual Site Model (1 page)**

**Attachment 2, Low Threat Closure Policy (LTCP) Checklist (2 pages)**

**Attachment 3, Groundwater Evaluation and Data (18 pages)**

**Attachment 4, Vapor Intrusion Evaluation and Data (6 pages)**

**Attachment 5, Soil Evaluation and Data (12 pages)**

**Attachment 6, Responsible Party Information (10 pages)**

**Attachment 7, Case Closure Public Notification Information (2 pages)**

# ATTACHMENT 1

# CORWOOD CARWASH

## CORWOOD CARWASH (T06019701663) - [MAP THIS SITE](#)

PUBLIC PAGE

6973 VILLAGE PARKWAY  
 DUBLIN, CA 94568  
 ALAMEDA COUNTY  
 LUST CLEANUP SITE  
 STATUS: COMPLETED - CASE CLOSED

### PERTINENT INFORMATION:

CUF Claim #: 7153 CUF Priority Assigned: B CUF Amount Paid: [\\$73,933](#)

### CLEANUP OVERSIGHT AGENCIES

ALAMEDA COUNTY LOP (LEAD) - CASE #: R00002432 - [KAREL DETTERMAN](#)  
 SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: NA

- [Activities Report](#) | 
 [Documents / Data](#) | 
 [Environmental Conditions](#) | 
 [Admin](#) | 
 [Funding](#) | 
 [Case Reviews](#)

THIS PROJECT WAS LAST MODIFIED BY [KAREL DETTERMAN](#) ON 12/22/2016 6:21:44 PM - [HISTORY](#)

## CSM REPORT - [VIEW PUBLIC NOTICING VERSION OF THIS REPORT](#)

### UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIS)

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	REVIEW NUM	REVIEWER	FIVE YEAR REVIEW INFORMATION		
									FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE
7153	B	ROGER L. WOODWARD, ASSIGNEE 16972 WEST ANASAZI COURT, SURPRISE AZ 85387-2891	6973 VILLAGE PARKWAY DUBLIN, CA 94568	\$73,933	23		1	Kirk T. Larson	Recommended Case Closure	5/29/2015	

### PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - [MAP THIS SITE](#)

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
CORWOOD CARWASH (Global ID: T06019701663) 6973 VILLAGE Parkway DUBLIN, CA 94568	Completed - Case Closed	12/22/2016	7/13/1992	24	ALAMEDA COUNTY LOP (LEAD) - CASE #: R00002432 CASEWORKER: <a href="#">KAREL DETTERMAN</a> - SUPERVISOR: <a href="#">DILAN ROE</a> SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: NA

**STAFF NOTES (INTERNAL)**  
 <NO STAFF NOTES ENTERED>

**SITE HISTORY**  
 The subject site is currently in commercial use as a car wash and is comprised of one parcel, APN 941-210-31, formerly: 941-210-17. Two fuel leak cases are associated with this site. Case R00002890 was opened in 1992 to investigate subsurface releases of petroleum hydrocarbons discovered during dispenser island replacement and tank lining and cathodic protection of two 10,000 gallon USTs that were used to store and dispense gasoline and diesel. Three groundwater monitoring wells were installed at the site in 1993 and subsequently decommissioned when the case was closed in 1998. Case R00002432 was opened in 2000 following removal of the two 10,000 gallon USTs at the site. A new groundwater monitoring well (MW-1) was installed in 2001 and destroyed in 2016. Remedial activities at the site have been limited to soil excavation during removal of USTs and dispenser islands. This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). The case meets all the general criteria of the LTCP but does not meet Vapor Intrusion or Direct Contact and Outdoor Air Specific Criteria. Alameda County Department of Environmental Health (ACDEH) has made the determination that there is low potential for vapor intrusion to indoor air and for direct contact exposure because of the current land use as carwash. The plume has attenuated at the down gradient property boundary as indicated by 2006 grab groundwater results and the entire site is paved.

### RESPONSIBLE PARTIES

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
KEWAL SINGH	CORWOOD CARWASH	6973 VILLAGE PKWY	DUBLIN	
ROGER WOODWARD	WOODWARD FAMILY TRUST	16972 W. Anasazi Court	Surprise	

### CLEANUP ACTION INFO

ACTION TYPE	BEGIN DATE	END DATE	PHASE	CONTAMINANT MASS REMOVED	DESCRIPTION
EXCAVATION	1/31/2000	1/31/2000	Soil, Water	0 Tons / 0	

### RISK INFORMATION

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Gasoline	Commercial	GW - Municipal and Domestic Supply		7/13/1992	Other Means	0

### CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

### CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
941 021003100	Livermore Valley (2-10)	South Bay - Alameda Creek (204.30)

COUNTY: Alameda  
 PUBLIC WATER SYSTEM(S):  
 • DUBLIN SAN RAMON SERVICES DISTRICT - 7051 DUBLIN BLVD., DUBLIN, CA 94568  
 • ZONE 7 WATER AGENCY - 100 N CANYON PKWY, LIVERMORE, CA 94551-948

### MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - [HIDE](#)

FIELD PT NAME	DATE	TPHs	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
DRAFT: B-1	9/7/2006	OTHER	ND	ND	ND	OTHER	ND	ND
DRAFT: B-2	9/7/2006	OTHER	ND	ND	ND	OTHER	ND	ND
DRAFT: B-5	9/6/2006	OTHER	ND	ND	ND	OTHER	ND	ND
DRAFT: B-7	9/7/2006	OTHER	ND	ND	ND	OTHER	ND	ND
DRAFT: B-8	9/6/2006	OTHER	ND	ND	ND	OTHER	17 UG/L	ND
DRAFT: B-9	9/6/2006	OTHER	ND	ND	ND	OTHER	ND	ND

### MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - [HIDE](#)

FIELD PT NAME	DATE	TPHs	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
DRAFT: B-1	9/7/2006	OTHER	14 UG/KG	ND	72 UG/KG	ND	18 UG/KG	ND
DRAFT: B-2	9/7/2006	OTHER	ND	ND	ND	ND	ND	ND
DRAFT: B-5	9/6/2006	OTHER	ND	ND	ND	ND	ND	ND
DRAFT: B-7	9/7/2006	OTHER	ND	ND	ND	ND	ND	ND
DRAFT: B-8	9/6/2006	OTHER	ND	ND	12 UG/KG	ND	16 UG/KG	ND
DRAFT: B-9	9/6/2006	OTHER	ND	ND	26 UG/KG	ND	ND	ND

### MOST RECENT GEO\_WELL DATA - [HIDE](#)

NO GEO\_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

[VIEW ESI SUBMITTALS](#)



# ATTACHMENT 2

CORWOOD CARWASH (T06019701663) - [MAP THIS SITE](#)

PUBLIC PAGE

6973 VILLAGE PARKWAY  
DUBLIN, CA 94568  
ALAMEDA COUNTY  
LUST CLEANUP SITE  
STATUS: COMPLETED - CASE  
CLOSED

## PERTINENT INFORMATION:

CUF Claim #: 7153 CUF Priority Assigned: B CUF Amount Paid: [\\$73,933](#)

## CLEANUP OVERSIGHT AGENCIES

ALAMEDA COUNTY LOP (LEAD) - CASE #: R00002432 - [KAREL DETTERMAN](#)  
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: NA

Activities Report

Documents / Data

Environmental Conditions

Admin

Funding

Case Reviews

THIS PROJECT WAS LAST MODIFIED BY [KAREL DETTERMAN](#) ON 12/28/2016 11:57:58 AM - [HISTORY](#)

## CLOSURE POLICY

THIS VERSION IS FINAL AS OF 12/28/2016

CHECKLIST INITIATED ON 8/11/2013

[CLOSURE POLICY HISTORY](#)General Criteria - The site satisfies the policy general criteria - [CLEAR SECTION ANSWERS](#)

YES

a. Is the unauthorized release located within the service area of a public water system?

Name of Water System :

EBMUD

 YES  NOb. The unauthorized release consists only of petroleum [\(info\)](#). YES  NO

c. The unauthorized ("primary") release from the UST system has been stopped.

 YES  NOd. Free product has been removed to the maximum extent practicable [\(info\)](#). FP Not Encountered  YES  NOe. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed [\(info\)](#). YES  NOf. Secondary source has been removed to the extent practicable [\(info\)](#). YES  NO

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15.

 Not Required  YES  NOh. Does a nuisance exist, as defined by [Water Code section 13050](#). YES  NO1. Media-Specific Criteria: Groundwater - The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below. - [CLEAR SECTION ANSWERS](#)

YES

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - [Info](#)) YES  NO

Does the site meet any of the Groundwater specific criteria scenarios?

 YES  NO

1.2 - The contaminant plume that exceeds water quality objectives is &lt;250 feet in length. There is no free product. The nearest existing water supply well or surface water body is &gt;1,000 feet from the defined plume boundary. The dissolved concentration of benzene is &lt;3,000 µg/L. The dissolved concentration of MTBE is &lt;1,000 µg/L.

 YES  NO2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c - [CLEAR SECTION ANSWERS](#)

NO

EXEMPTION - Active Commercial Petroleum Fueling Facility

 YES  NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios?

 YES  NO

ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:

Soil Gas Samples :

 No Soil Gas Samples  Taken Incorrectly

Exposure Type :

 Residential  Commercial

Free Product :

 In Groundwater  In Soil  Unknown

TPH in the Bioattenuation Zone :

 ≥ 100 mg/kg  Unknown  Soil samples not taken at two depths within 5 ft. zone (only for Scenario 4 with BioZone)

Bioattenuation Zone Thickness :

 < 5 Feet (No BioZone)  ≥ 5 Feet and < 10 Feet  ≥ 10 Feet and < 30 Feet  ≥ 30 Feet  30ft BioZone Compromised TPH > 100mg/kg  Unknown

O2 Data in Bioattenuation Zone :

 No O<sub>2</sub> Data  O<sub>2</sub> < 4%  O<sub>2</sub> ≥ 4%

Benzene in Groundwater :

 ≥ 100 µg/l and < 1,000 µg/l  ≥ 1,000 µg/l  Unknown

Soil Gas Benzene :

 ≥ 85 µg/m<sup>3</sup> and < 280 µg/m<sup>3</sup>  ≥ 280 µg/m<sup>3</sup> and < 85,000 µg/m<sup>3</sup>  ≥ 85,000 µg/m<sup>3</sup> and < 280,000 µg/m<sup>3</sup>  ≥ 280,000 µg/m<sup>3</sup>  Unknown

Soil Gas EthylBenzene :

 ≥ 1,100 µg/m<sup>3</sup> and < 3,600 µg/m<sup>3</sup>  ≥ 3,600 µg/m<sup>3</sup> and < 1,100,000 µg/m<sup>3</sup>  ≥ 1,100,000 µg/m<sup>3</sup> and < 3,600,000 µg/m<sup>3</sup>  ≥ 3,600,000 µg/m<sup>3</sup>  Unknown

Soil Gas Naphthalene :

 ≥ 93 µg/m<sup>3</sup> and < 310 µg/m<sup>3</sup>  ≥ 310 µg/m<sup>3</sup> and < 93,000 µg/m<sup>3</sup>  ≥ 93,000 µg/m<sup>3</sup> and < 310,000 µg/m<sup>3</sup>  ≥ 310,000 µg/m<sup>3</sup>  Unknown

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below. - [CLEAR SECTION ANSWERS](#)

YES  NO

**EXEMPTION - The upper 10 feet of soil is free of petroleum contamination**

YES  NO

Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios?

YES  NO

**ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:**

Exposure Type:

Residential  Commercial  Utility Worker

Petroleum Constituents in Soil:

≤ 5 Feet bgs  >5 Feet bgs and ≤10 Feet bgs  Unknown

Soil Concentrations of Benzene:

> 1.9 mg/kg and ≤ 2.8 mg/kg  > 2.8 mg/kg and ≤ 8.2 mg/kg  > 8.2 mg/kg and ≤ 12 mg/kg  > 12 mg/kg and ≤ 14 mg/kg  > 14 mg/kg  Unknown

Soil Concentrations of EthylBenzene:

> 21 mg/kg and ≤ 32 mg/kg  > 32 mg/kg and ≤ 89 mg/kg  > 89 mg/kg and ≤ 134 mg/kg  > 134 mg/kg and ≤ 314 mg/kg  > 314 mg/kg  Unknown

Soil Concentrations of Naphthalene:

> 9.7 mg/kg and ≤ 45 mg/kg  > 45 mg/kg and ≤ 219 mg/kg  > 219 mg/kg  Unknown

Soil Concentrations of PAH:

> 0.063 mg/kg and ≤ 0.68 mg/kg  > 0.68 mg/kg and ≤ 4.5 mg/kg  > 4.5 mg/kg  Unknown

Area of Impacted Soil:

Area of Impacted Soil > 82 by 82 Feet  Unknown

**Additional Information**

Should this case be closed in spite of NOT meeting policy criteria?

Explain:

Alameda County Department of Environmental Health (ACDEH) has made the determination that there is low potential for vapor intrusion to indoor air and for direct contact exposure because of the current land use as carwash. Under the current land use, the entire site is paved resulting in a low potential for direct contact exposure. Petroleum hydrocarbon concentrations in groundwater are not a concern and the plume has attenuated at the down gradient property boundary as indicated by 2006 grab groundwater results.

YES  NO

Has this LTCP Checklist been updated for FY 16/17?

YES  NO

[SPELL CHECK](#)

Save Form as Partially Completed

Save Form as Complete

# ATTACHMENT 3

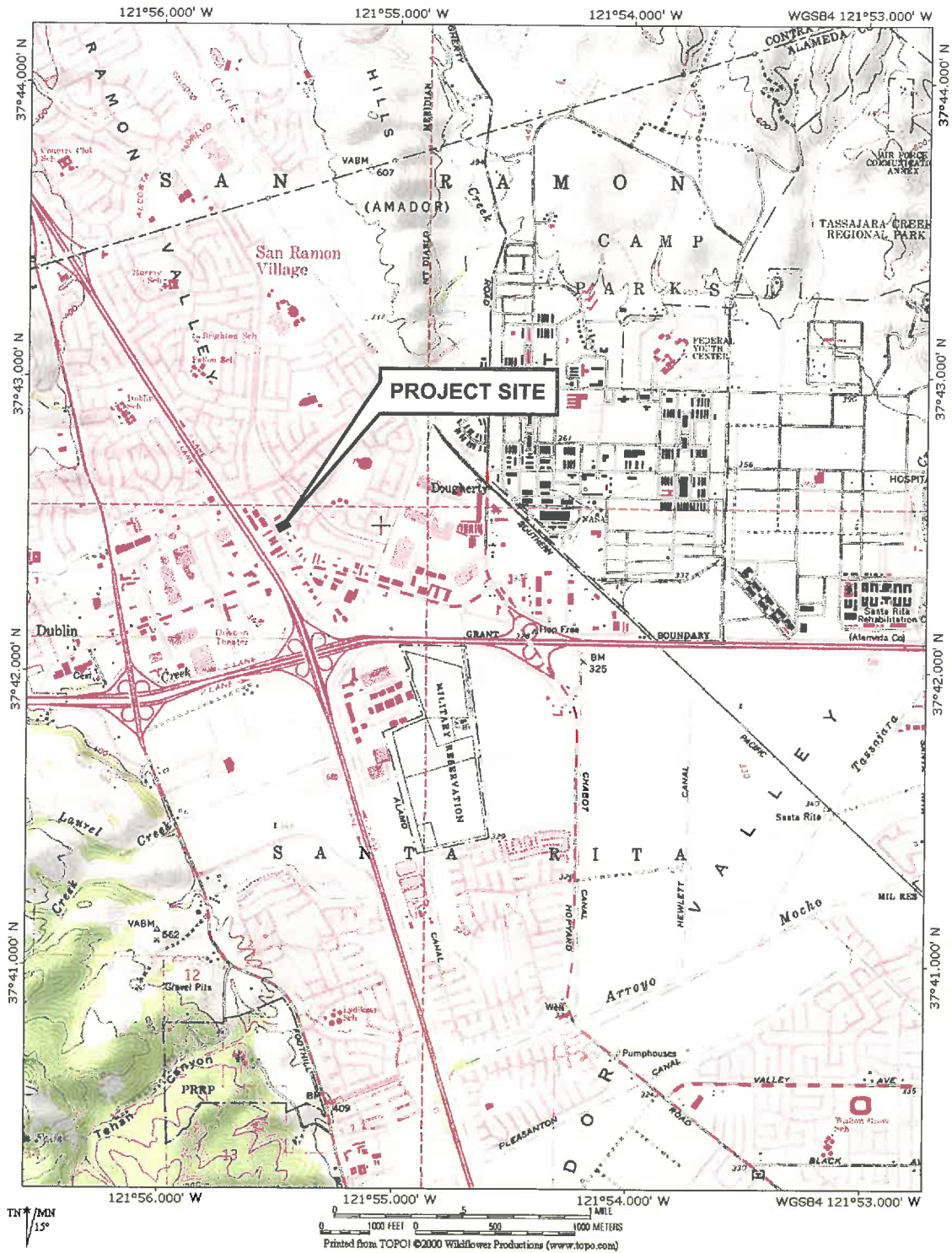
# Attachment 3 – Groundwater Evaluation and Data

LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM						
Closure Scenario						
___ Site has not affected groundwater; ___ Scenario 1; <b>X Scenario 2</b> ; ___ Scenario 3; ___ Scenario 4; ___ Scenario 5; ___ This case should be closed in spite of not meeting the groundwater specific media criteria						
Shading indicates Site Specific Data and Bold Text indicates Evaluation Criteria						
Site Specific Data		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Plume Length	220 Feet	<100 feet	<b>&lt;250 feet</b>	<1,000 feet	<1,000 feet	The site does not meet scenarios 1 through 4; however, a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
Free Product	No free product	No free product	<b>No free product</b>	Removed to maximum extent practicable	No free product	
Plume Stable or Decreasing	Decreasing	Stable or decreasing	<b>Stable or decreasing</b>	Stable or decreasing for minimum of 5 years	Stable or decreasing	
Distance to Nearest Water Supply Well (from plume boundary)	A Zone 7 Municipal well is located 3,055 feet down gradient	>250 feet	<b>&gt;1,000 feet</b>	>1,000 feet	>1,000 feet	
Distance to Nearest Surface Water Body (from plume boundry)	The confluence of two branches of San Ramon Creek Flood Control Channel is 2,610 feet southeast and downgradient; San Ramon Creek Flood Control Channel is 840 feet southwest and cross gradient; Upgradient: None	>250 feet	<b>&gt;1,000 feet</b>	>1,000 feet	>1,000 feet	
Benzene Concentrations (µg/l)	Historic Max: 16,000 Current Max: <0.5	No criteria	<b>&lt;3,000</b>	<1,000	<1,000	
MTBE Concentrations (µg/l)	Historic Max: 1,700 Current Max: 130	No criteria	<b>&lt;1,000</b>	<1,000	<1,000	
Property Owner Willing to Accept a Land Use Restriction	Not applicable	Not applicable	<b>Not applicable</b>	Yes	Not applicable	

Notes: DWR = Department of Water Resources  
 ACPWA = Alameda County Public Works Agency  
 Zone 7 = Zone 7 Water District  
 GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

## Attachment 3 – Groundwater Evaluation and Data

Analysis	
<b>Plume Length</b>	Defined downgradient by Boring B-6 and B-7 located 220 feet southeast and downgradient of the former USTs.
<b>Water Bearing Zones</b>	Groundwater has been observed in interbedded clay and sand lenses at depths ranging from approximately 6 feet to 40 feet below ground surface.
<b>Free Product</b>	No Free Product
<b>Plume Stability</b>	Plume is decreasing in aerial extent based on the most recent concentration trend. (The contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.)
<b>Water Supply Wells</b>	An Alameda County Public Works Agency (ACPWA) and the Department of Water Resources (DWR) well survey indicates that a Zone 7 Well is 3,055 feet southeast and downgradient of the site. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
<b>Surface Water Bodies</b>	The confluence of two branches of San Ramon Creek Flood Control Channel is 2,610 feet southeast and downgradient; San Ramon Creek Flood Control Channel is 840 feet southwest and cross gradient; Upgradient: None



DESIGNED BY:	CHECKED BY:
DRAWN BY: EGH	SCALE:
PROJECT NO: 106-02-04	

### SITE VICINITY MAP

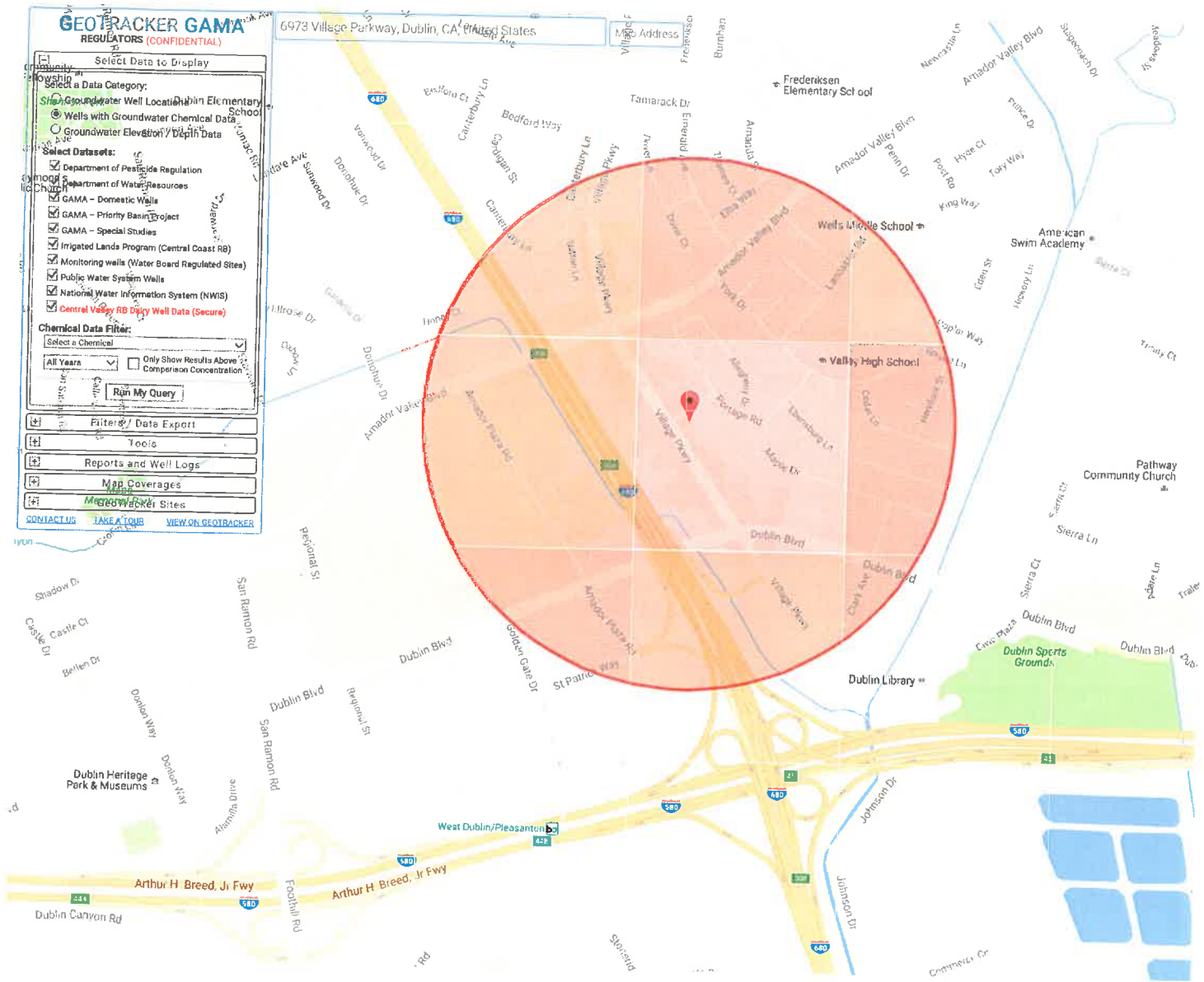
CORWOOD CAR WASH  
6973 VILLAGE PARKWAY  
DUBLIN, CALIFORNIA

DATE: 01/07/05

FIGURE: 1



# GeoTracker GAMA





analytical laboratory. Soil and water analytical results are summarized in Table 1. Laboratory data reports and chain-of-custody records are contained in Appendix E.

**Table 1**  
**SUMMARY OF SOIL AND WATER ANALYTICAL RESULTS**  
**Corwood Car Wash UST Removal**

Sample ID	Sample Date	Sample Type	Sample Depth	Concentration (ppm)						
				TPH-D	TPH-G	B	T	E	X	MTBE
<b>UST Excavation Pit Samples</b>										
T-1E	01/31/00	Soil	14 ft	6.1	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
T-1W	01/31/00	Soil	13 ft	330	2.1 <sup>1</sup>	0.012	<0.0050	<0.0050	0.0092	<0.050
T-2E	01/31/00	Soil	13 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
T-2W	01/31/00	Soil	14 ft	<1.0	1.3 <sup>1</sup>	<0.0050	<0.0050	<0.0050	0.0079	<0.050
NE-1	02/01/00	Soil	7.5 ft	1,800	140 <sup>1</sup>	<0.10	<0.10	0.52	0.24	<1.0
WS-1	02/01/00	Water	--	190	42 <sup>1</sup>	0.600	0.065	2.50	1.50	5.4 <sup>2</sup>
WS-2	02/07/00	Water	--	14	19	0.310	<0.050	2.50	4.30	1.7 <sup>2</sup>
<b>Delivery Piping Sample</b>										
P-1	02/01/00	Soil	4.0 ft	19	7.2	<0.010	<0.010	0.47	0.070	<0.10
<b>Fuel Dispenser Samples</b>										
D-W.1	02/07/00	Soil	4.0ft	1,100	2.4 <sup>1</sup>	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
D-E.1	02/07/00	Soil	3.5 ft	1,700	550	<0.50	<0.50	22	99	<0.050 <sup>2</sup>
D-E.2	02/07/00	Soil	7.0 ft	2,500	250	<0.20	<0.20	1.3	0.78	<0.050 <sup>2</sup>
<b>Stockpiled Soil Samples</b>										
SP-1.1-4	01/31/00	Soil	--	1,000	160 <sup>1</sup>	0.022	<0.015	0.085	0.20	<0.15
SP-2.1-4	01/31/00	Soil	--	1,900	480 <sup>1</sup>	0.055	0.041	0.76	0.66	<0.25

TPH-D = Total Petroleum Hydrocarbons as Diesel  
 TPH-G = Total Petroleum Hydrocarbons as Gasoline  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene

X = Xylenes  
 MTBE = Methyl-t-Butyl Ether  
 <1.0 = Not detected above the expressed value.  
<sup>1</sup> = Laboratory data report states "Product is not typical gasoline."  
<sup>2</sup> = MTBE result confirmed using USEPA Method 8260B.

In addition to the results summarized in Table 1, soil sample SP-2.1,2.2,2.3,2.4 contained 14 parts per million of Total Lead.

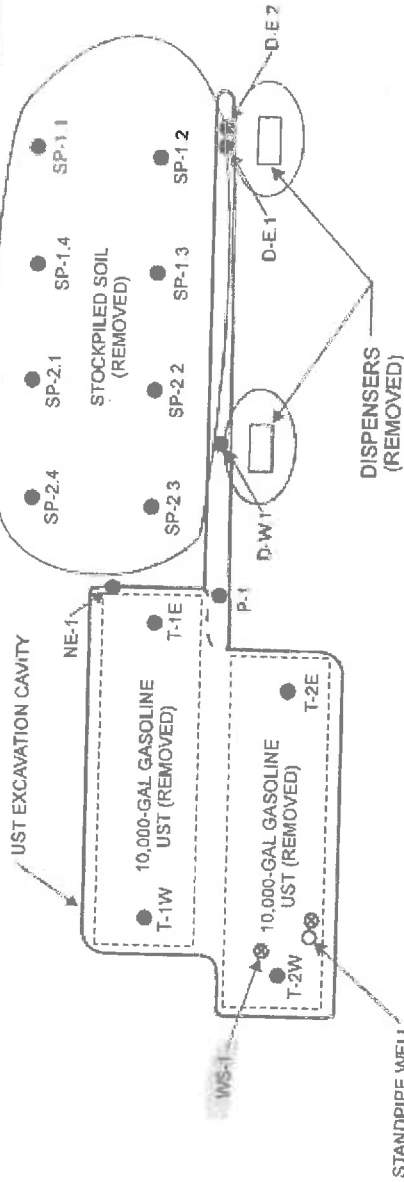
## 6.0 CONCLUSIONS

On Monday, January 31, 2000, both USTs were removed from the site in accordance with Alameda County Department of Environmental Health requirements. In addition, approximately 3,800 gallons of hydrocarbon-impacted groundwater was pumped from the excavation cavity for offsite disposal. Also, approximately 350 tons of hydrocarbon-impacted soil, primarily backfill material, was excavated and removed from the site. After backfilling with clean imported pea gravel, the UST excavation cavity and piping and dispenser excavations were re-surfaced with concrete to match existing surface grade.

LEWIS AVENUE

VILLAGE PARKWAY

CORWOOD CAR WASH  
6973 VILLAGE PARKWAY



- - SOIL SAMPLE
- ⊗ - WATER SAMPLE

0 15 30

APPROXIMATE SCALE IN FEET



DESIGNED BY	CHECKED BY
DRAWN BY JEG	SCALE
PROJECT NO. 105-02-02	

SITE PLAN  
CORWOOD CAR WASH  
6973 VILLAGE PARKWAY

DATE: 02/26/00  
FIGURE: 2

GRIBI Associates

**Table 1**  
**SUMMARY OF SOIL ANALYTICAL RESULTS**  
 Corwood Car Wash UST Site

Sample ID	Sample Type	Sample Depth	TPH-D	TPH-G	B	T	E	X	MTBE	OXY
IB-1.2	Soil	7.5 ft	600	110 <sup>1</sup>	0.10	0.13	0.34	0.24	<0.010	<0.010
IB-1W	Water	(6.0 ft)	750	50 <sup>1</sup>	16	<5.0	66	8.8	<20	<0.0050
IB-2.3	Soil	11.5 ft	7.1	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	<0.0050
IB-2W	Water	(9.0 ft)	15	8.0	0.024	<0.010	0.041	<0.010	0.53	<0.0050

TPH-D = Total Petroleum Hydrocarbons as Diesel  
 TPH-G = Total Petroleum Hydrocarbons as Gasoline  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene  
 X = Xylenes  
 MTBE = Methyl-t-butyl Ether

OXY = Oxygenates (except MTBE), including Ter-Butanol (TBA), Di-isopropyl Ether (DIPE), Ethyl-t-butyl Ether (ETBE), Tert-amyl Methyl Ether (TAME), and Lead Scavengers 1,2-Dibromoethane (EDB) and 1,2-Dichloroethane (EDC)  
 <0.010 = Not detected above the expressed value.  
<sup>1</sup> = Laboratory data report states "Product is not typical gasoline."

#### 4.0 CONCLUSIONS

Both soil and grab groundwater samples from IB-1, located in an expected downgradient (south-southeast) direction from the former east dispenser island, contained detectable levels of both gasoline- and diesel-range hydrocarbons. In addition, the grab groundwater sample from IB-2, located in an expected downgradient (south-southeast) direction from the former fuel USTs, contained detectable levels of both gasoline- and diesel-range hydrocarbons. However, the laboratory chromatograms for these samples, which are presented in the laboratory data report, seem to show that the gasoline-range hydrocarbon results in these samples are primarily due to interference from diesel-range hydrocarbons. Thus, soil and groundwater impacts relative the former Corwood Car Wash UST system appear to be primarily related to past diesel releases. Given that diesel was only stored in the USTs in the distant past (probably in the early to mid-1970s), it appears that the majority of releases associated with the USTs occurred in the distant past, prior to UST system upgrades which included installing interior fiberglass linings in both of the USTs.

The only exception to this appears to be the detection of a low level (0.53 ppm) of MTBE in the IB-2 grab groundwater sample. This MTBE detection is significantly lower than MTBE levels of 5.4 ppm and 1.7 ppm encountered in grab groundwater samples collected from the former UST excavation cavity. These results seem to suggest minimal downgradient migration of MTBE.

It should be noted that laboratory analytical results from grab groundwater samples are generally not representative of true groundwater conditions and can oftentimes be artificially high, particularly where hydrocarbon impacts to subsurface soils are significant. Thus, while laboratory results from the IB-1 grab groundwater sample are very high, we believe that groundwater in the boring was cross contaminated as soil coring proceeded through hydrocarbon-impacted soils.

LEWIS AVENUE

UST EXCAVATION CAVITY

EXPECTED GROUNDWATER FLOW DIRECTION



12,000-GAL GASOLINE UST (REMOVED)

10,000-GAL GASOLINE UST (REMOVED)

STANDPIPE WELL

DISPENSERS (REMOVED)

IB-1

IB-2

CORWOOD CAR WASH  
6973 VILLAGE PARKWAY

VILLAGE PARKWAY

● - INVESTIGATIVE BORING LOCATION

0 15 30  
APPROXIMATE SCALE IN FEET



DESIGNED BY:

DRAWN BY: JFG

CHECKED BY:

SCALE

PROJECT NO. 106-02-02

DATE: 03/09/00

FIGURE 2

SITE PLAN

CORWOOD CAR WASH  
6973 VILLAGE PARKWAY

GRIBI Associates

## RESULTS OF GROUNDWATER MONITORING

### Hydrologic Conditions

Groundwater was encountered in MW-1 at a depth of about 6.5 feet below surface grade. Purged groundwater from MW-1 exhibited no hydrocarbon odors or sheens.

### Laboratory Analytical Results

The groundwater sample from MW-1 was analyzed for the following parameters with standard method turn around time on results.

USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)  
USEPA 8020/602 Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)  
USEPA 8260B Oxygenates (DIPE, ETBE, MTBE, TAME, TBA, EDB, 1,2-DCA)  
USEPA 8015M Total Petroleum Hydrocarbons as Diesel (TPH-D)

Groundwater analytical results are summarized in Table 1. The laboratory data report, which includes laboratory chromatograms for all analyses, is contained in Appendix B.

Sample ID	Sample Date	GW Depth <sup>1</sup>	Concentration								
			TPH-D	TPH-MO	TPH-G	B	T	E	X	MTBE	OXY
MW-1	01/08/01	8.28	<0.050	--	0.670	0.00082	0.017	0.028	0.120	1.70	<0.001 <sup>2</sup>
	07/27/01	8.19	<0.050	<0.100	0.490	<0.0025	<0.0025	<0.0025	<0.0025	0.93	<0.001 <sup>2</sup>
	02/05/03	6.40	<0.050	--	<0.005	<0.0005	<0.0005	<0.0005	<0.001	0.13	<0.001 <sup>2</sup>

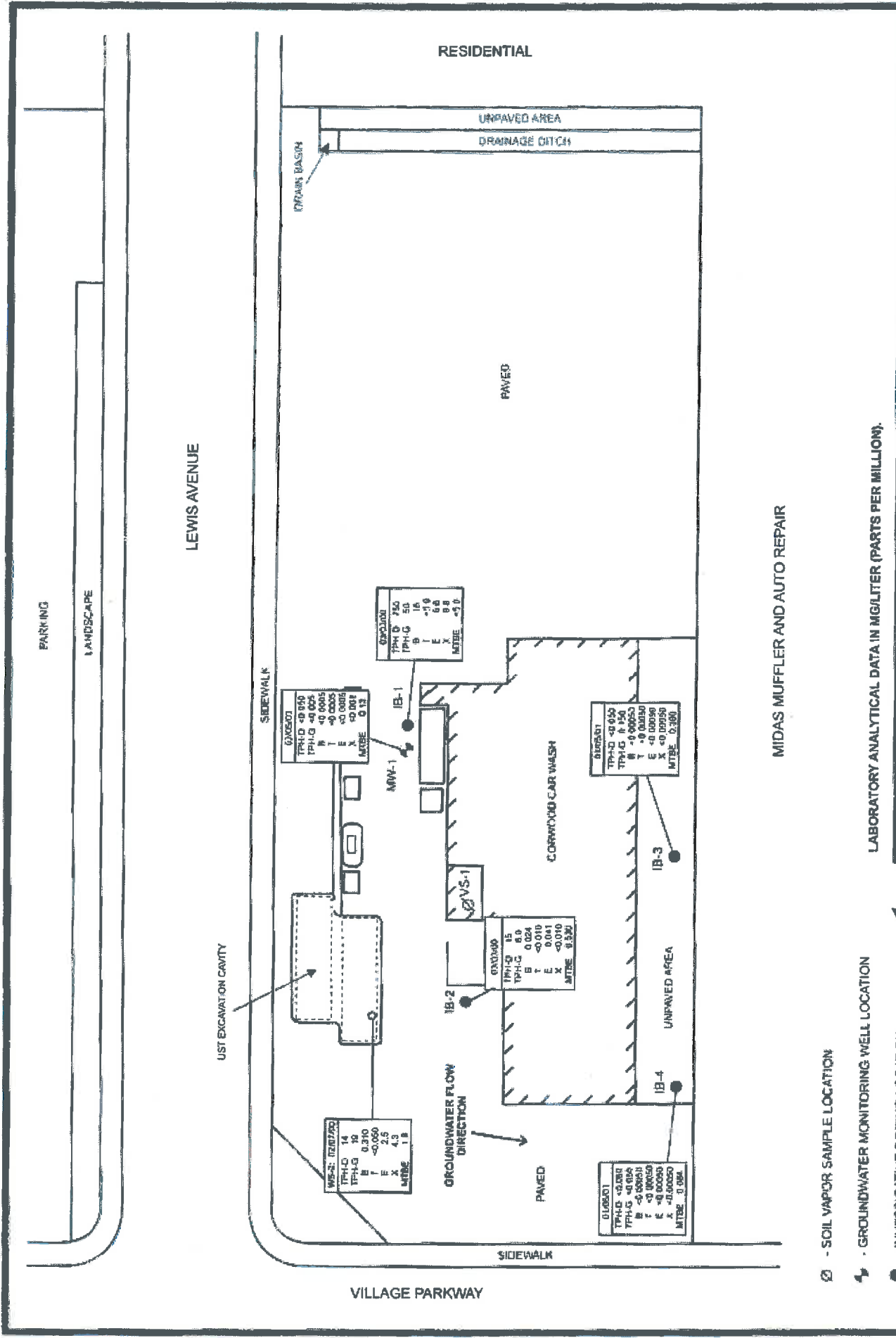
TPH-D = Total Petroleum Hydrocarbons as Diesel  
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil  
TPH-G = Total Petroleum Hydrocarbons as Gasoline  
B = Benzene  
T = Toluene  
E = Ethylbenzene  
X = Xylenes  
MTBE = Methyl-t-Butyl Ether, USEPA Method 8260B

OXY = Oxygenates, except MTBE. Includes tert-Butanol (TBA), Diisopropyle ether (DIPE), Ethyl-tert-butyl ether (ETBE), tert-Amylmethyl ether (TAME), 1,2-Dibromomethane (EDB), and 1,2-Dichloroethane (1,2-DCA).

<0.050 = Not detected above the expressed value

1 = Groundwater depth measured from top of casing

2 = No detectable levels of TBA, DIPE, ETBE, TAME, EDB, & 1,2-DCA



DATE: 03/07/03 FIGURE 5

**GROUNDWATER HYDROCARBON RESULTS**

CORWOOD CAR WASH  
6973 VILLAGE PARKWAY

DESIGNED BY:	CHECKED BY:	SCALE:	PROJECT NO: 100-02-02
DRAWN BY: JEG			

LABORATORY ANALYTICAL DATA IN MG/LITER (PARTS PER MILLION)

○ - SOIL VAPOR SAMPLE LOCATION  
 ↗ - GROUNDWATER MONITORING WELL LOCATION  
 ● - INVESTIGATIVE BORING LOCATION

APPROXIMATE SCALE IN FEET

0      30      60

MIDAS MUFFLER AND AUTO REPAIR

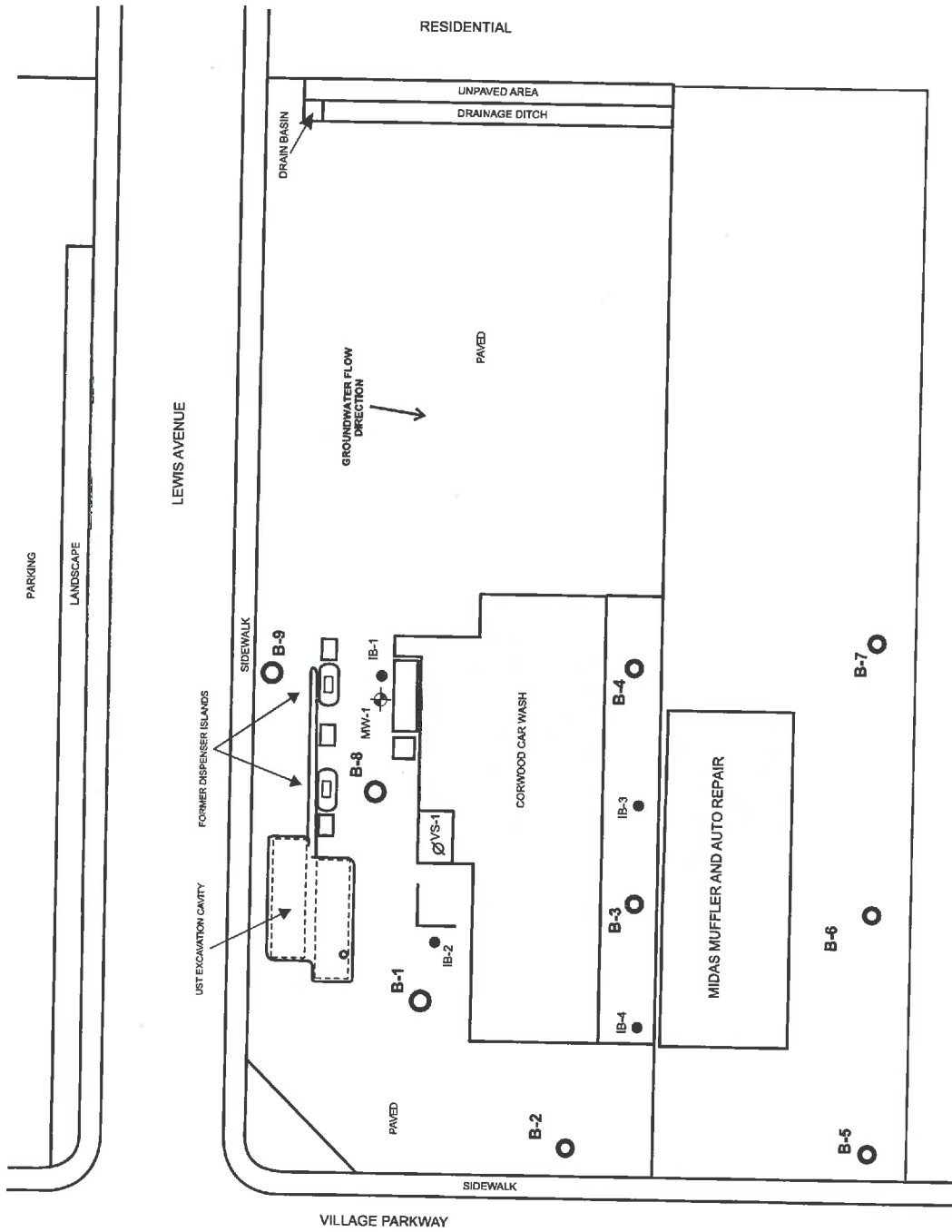
GRIBI Associates

**Table 2**  
**GROUNDWATER HYDROCARBON ANALYTICAL RESULTS**  
 Corwood Car Wash, Dublin, California

Sample ID	Sample Depth	Concentration, micrograms per liter (ug/l), parts per billion (ppb)						
		TPH-G	B	T	E	X	MTBE	Oxygenates
B-1-GW-1	30 feet	2,800	3.1	<0.50	7.1	<1.0	<1.0	All ND
B-1-GW-2	40 feet	<50	<0.50	0.58	<0.50	1.1	<1.0	All ND
B-2-GW-1	20 feet	<50	<0.50	<0.50	<0.50	<0.10	<1.0	All ND
B-2-GW-2	45 feet	<50	<0.50	<0.50	<0.50	<0.10	<1.0	All ND
B-3-GW-1	30 feet	<50	<0.50	<0.50	<0.50	<1.0	79	All ND
B-3-GW-2	45 feet	<50	<0.50	<0.50	<0.50	<1.0	<1.0	All ND
B-4-GW-1	30 feet	<50	<0.50	<0.50	<0.50	<1.0	110	All ND
B-4-GW-2	45 feet	<50	<0.50	<0.50	<0.50	<1.0	3.2	All ND
B-5-GW	30 feet	<50	<0.50	<0.50	<0.50	<1.0	<1.0	All ND
B-6-GW-1	30 feet	<50	<0.50	<0.50	<0.50	<1.0	62	7.2 TAME
B-7-GW-1	32 feet	<50	<0.50	<0.50	<0.50	<0.10	17	All ND
B-8-GW-S	32 feet	<50	<0.50	<0.50	<0.50	<1.0	<1.0	All ND
B-8-GW-D	43 feet	<50	<0.50	0.50	<0.50	<1.0	<1.0	All ND
B-9-GW-1	28 feet	<50	<0.50	<0.50	<0.50	<1.0	<1.0	All ND
<b>Groundwater ESL</b>		<b>100</b>	<b>1.0</b>	<b>40</b>	<b>30</b>	<b>20</b>	<b>5.0</b>	<b>Various</b>

TPH-G = Total Petroleum Hydrocarbons as Gasoline  
 TPH-D = Total Petroleum Hydrocarbons as Diesel  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene  
 X = Xylenes  
 <0.50 = Not detected above the expressed value.

ESL = Shallow Soil and Groundwater Environmental Screening Levels for evaluation of commercial/industrial land use, where groundwater is not a current or potential drinking water source, as contained in *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, San Francisco Bay Regional Water Quality Control Board, Interim Final, February 2005, Appendix I, Table F-1a.



- - SOIL BORING LOCATION
  - - SOIL VAPOR SAMPLE LOCATION
  - ⊕ - GROUNDWATER MONITORING WELL LOCATION
  - ⊖ - PREVIOUS INVESTIGATIVE BORING LOCATION
- 0 40 80  
APPROXIMATE SCALE IN FEET



DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NUMBER: 106-02-04	

**SOIL BORING LOCATIONS**  
 CORWOOD CAR WASH  
 6973 VILLAGE PARKWAY

DATE: 02/23/07

FIGURE: 2



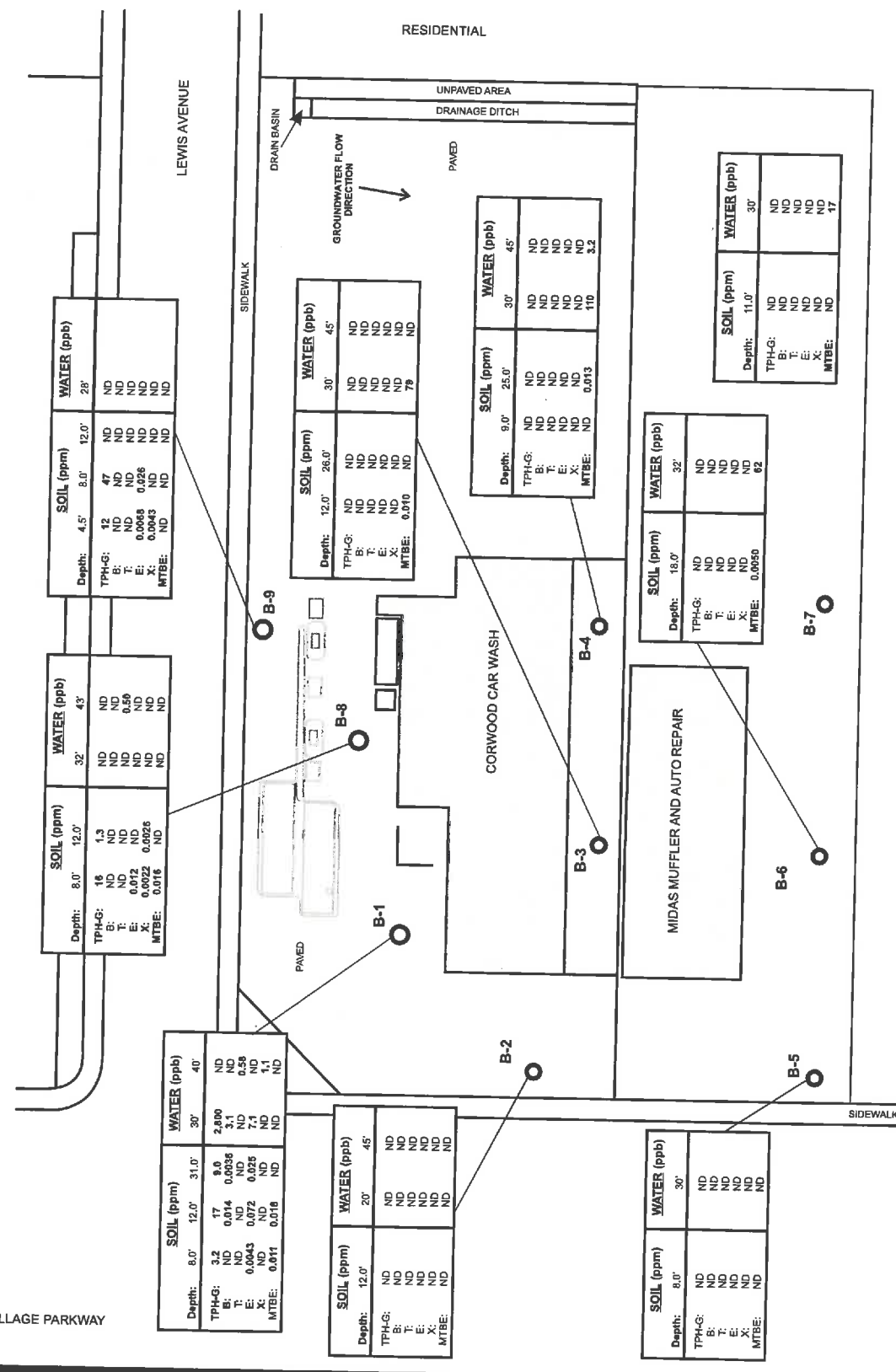


VILLAGE PARKWAY

PARKING

LEWIS AVENUE

RESIDENTIAL



SOIL (ppm)		WATER (ppb)	
Depth:	4.5'	8.0'	12.0'
TPH-G:	12	ND	28
B:	ND	ND	ND
T:	ND	ND	ND
E:	0.0068	ND	ND
X:	0.0043	ND	ND
MTBE:	ND	ND	ND

SOIL (ppm)		WATER (ppb)	
Depth:	8.0'	12.0'	32'
TPH-G:	16	1.3	ND
B:	ND	ND	ND
T:	ND	ND	0.50
E:	0.0022	0.0026	ND
X:	0.0016	ND	ND
MTBE:	0.016	ND	ND

SOIL (ppm)		WATER (ppb)	
Depth:	8.0'	12.0'	31.0'
TPH-G:	32	17	2,000
B:	ND	0.44	3.1
T:	ND	ND	ND
E:	0.0043	0.072	7.1
X:	ND	ND	1.1
MTBE:	0.011	0.016	ND

SOIL (ppm)		WATER (ppb)	
Depth:	12.0'	20'	45'
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	ND	ND

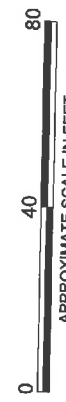
SOIL (ppm)		WATER (ppb)	
Depth:	12.0'	26.0'	30'
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	78
MTBE:	0.010	ND	ND

SOIL (ppm)		WATER (ppb)	
Depth:	9.0'	25.0'	30'
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	110
MTBE:	ND	0.013	ND

SOIL (ppm)		WATER (ppb)	
Depth:	8.0'	30'	ND
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	ND	ND

SOIL (ppm)		WATER (ppb)	
Depth:	16.0'	ND	32'
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	92
MTBE:	0.0050	ND	ND

SOIL (ppm)		WATER (ppb)	
Depth:	11.0'	30'	ND
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	17
MTBE:	ND	ND	ND



○ SOIL BORING LOCATION

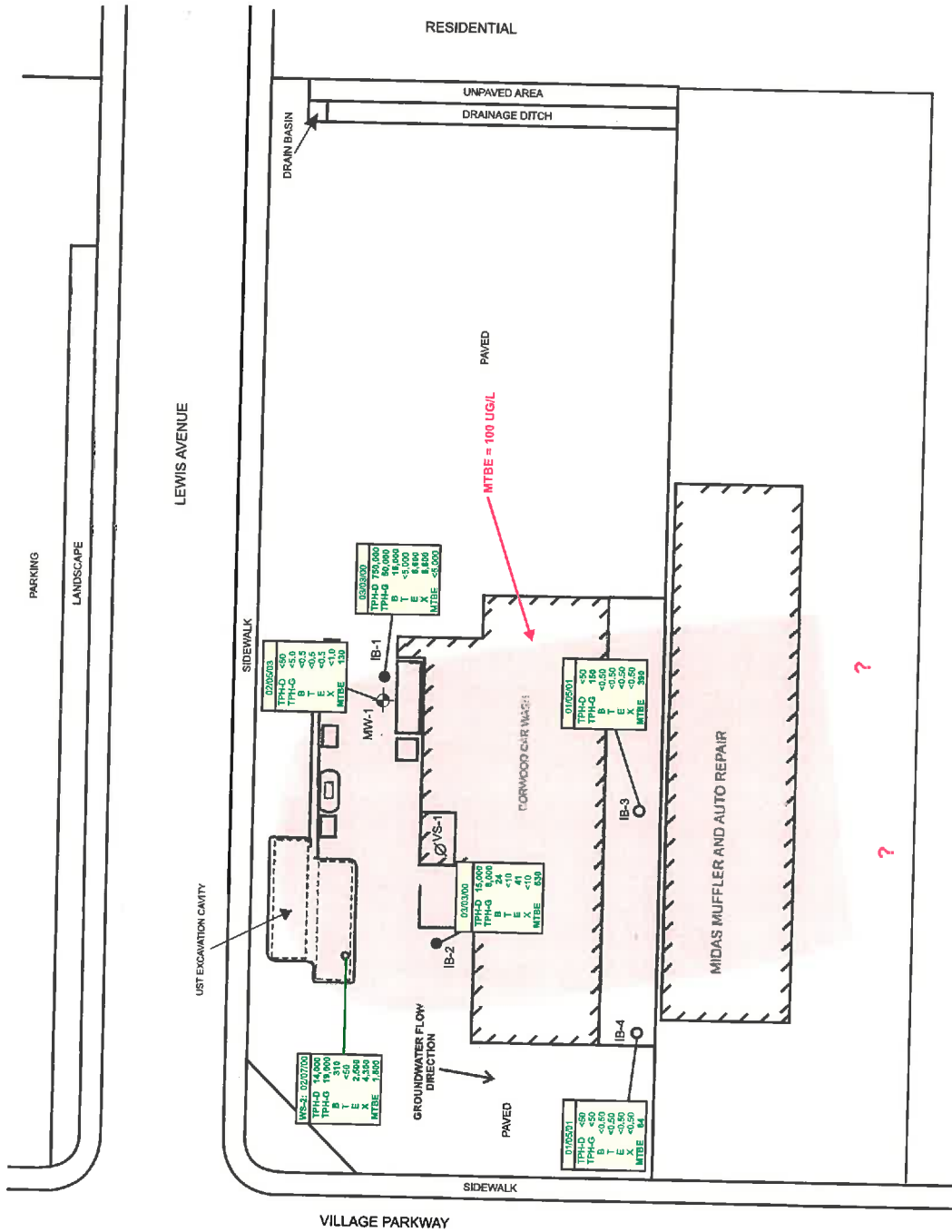
DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: JEG  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 PROJECT NUMBER: 106-02-04

**SOIL & GROUNDWATER  
 HYDROCARBON RESULTS**  
 CORWOOD CAR WASH  
 6973 VILLAGE PARKWAY

DATE: 02/23/07

FIGURE: 5



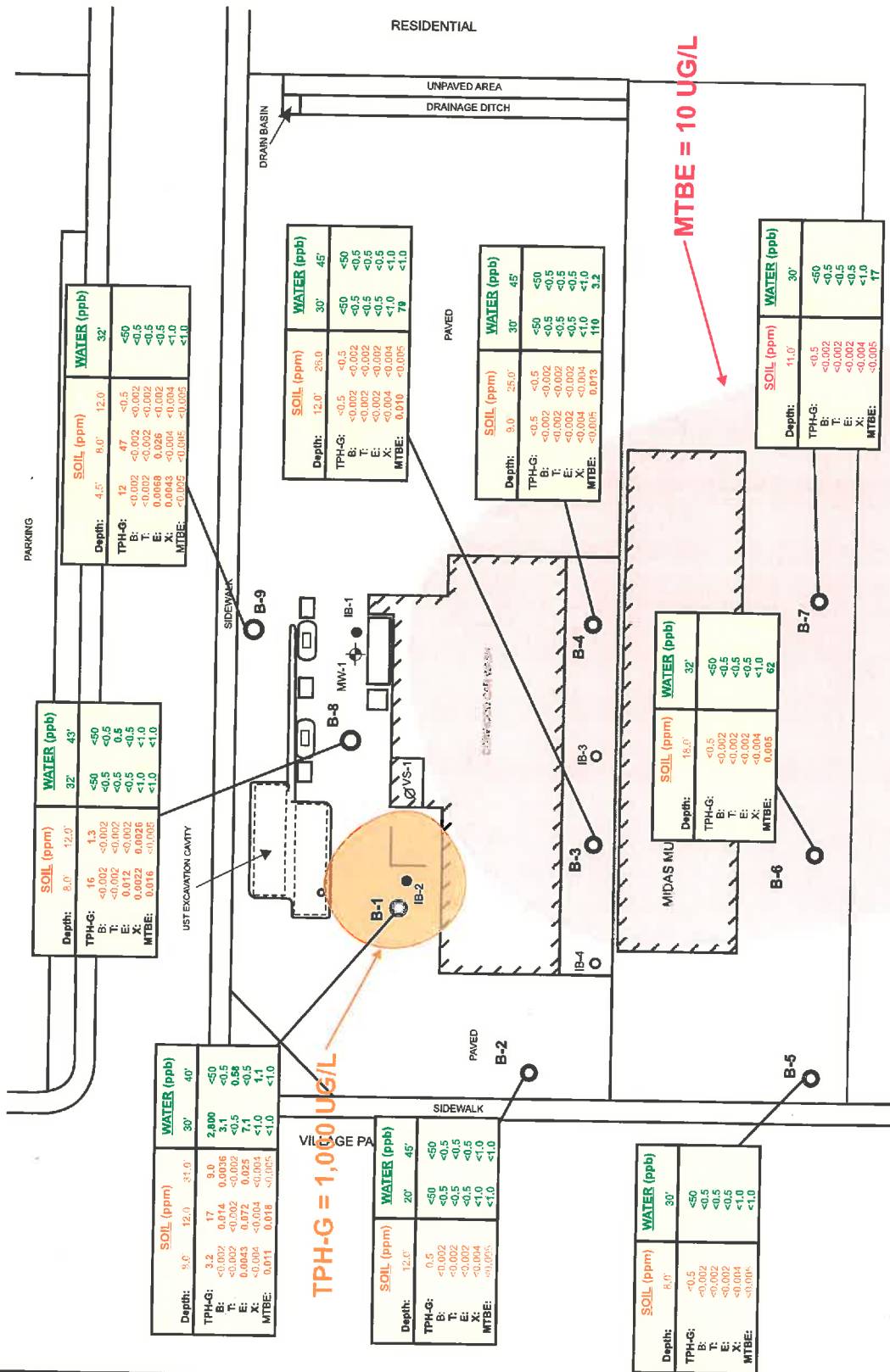


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 DRAWN BY: JEG SCALE:  
 PROJECT NO: 106-02-04

DATE: 02/07/12 FIGURE: 4

**HISTORIC GROUNDWATER  
 HYDROCARBON RESULTS, 2000-2003**  
 CORWOOD CAR WASH  
 6973 VILLAGE PARKWAY





- Ø - SOIL VAPOR SAMPLE LOCATION
- - INVESTIGATIVE BORING (GRIBI, 01/2003)
- - INVESTIGATIVE BORING (GRIBI, 03/2000)
- - UST REMOVAL SAMPLE (GRIBI, 01-02/2000)
- ⊕ - GROUNDWATER MONITORING WELL (GRIBI, 01/2003)

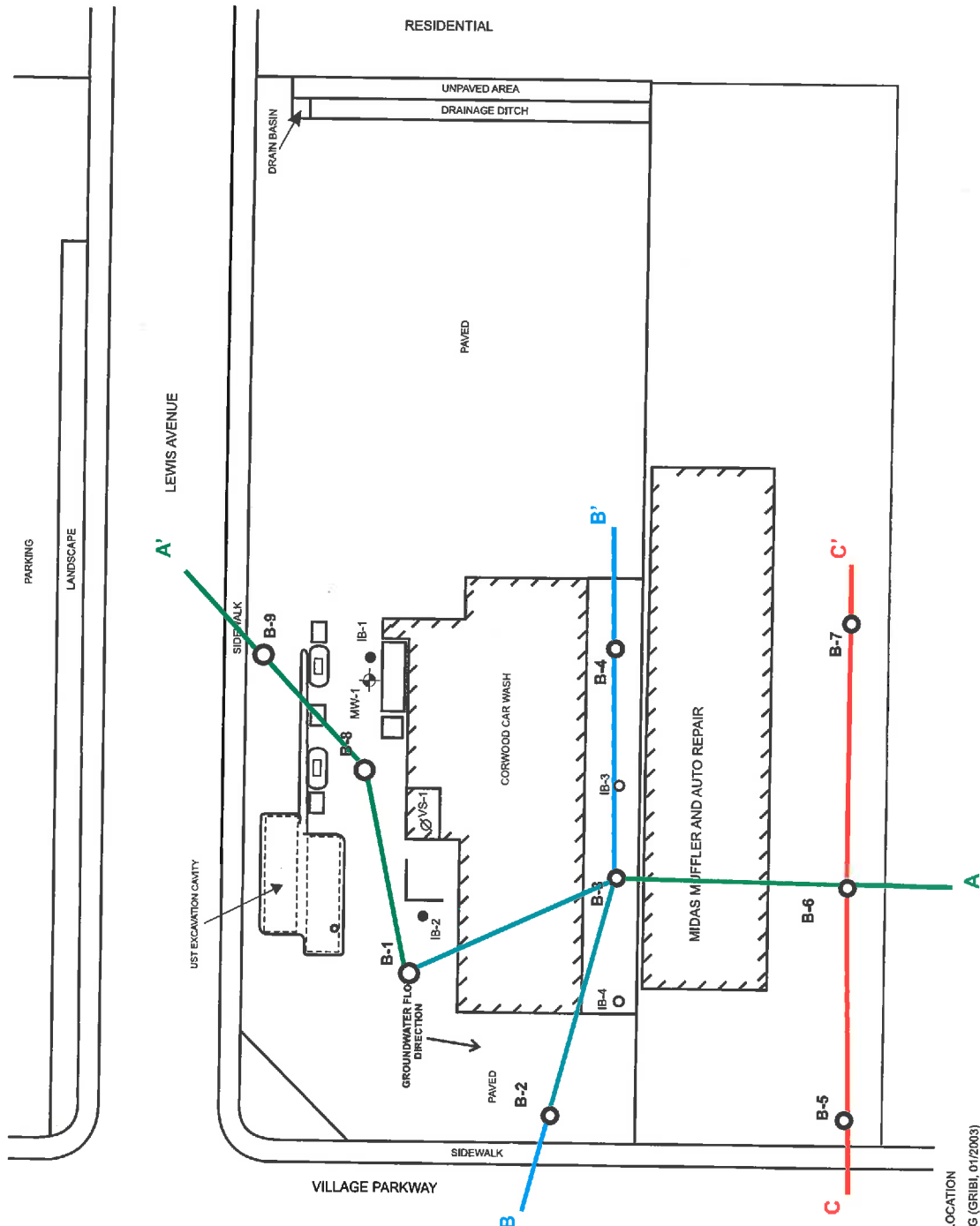


DESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 DRAWN BY: JEG SCALE: \_\_\_\_\_  
 PROJECT NO: 106-02-04

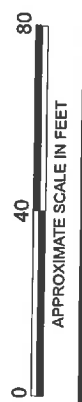
HISTORIC SOIL & GROUNDWATER  
 HYDROCARBON RESULTS, 2006  
 CORWOOD CAR WASH  
 6973 VILLAGE PARKWAY

DATE: 02/07/12 FIGURE: 5





- ∅ - SOIL VAPOR SAMPLE LOCATION
- - INVESTIGATIVE BORING (GRIBI, 01/2003)
- - INVESTIGATIVE BORING (GRIBI, 03/2000)
- - UST REMOVAL SAMPLE (GRIBI, 01-02/2000)
- ⊕ - GROUNDWATER MONITORING WELL (GRIBI, 01/2003)



DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO: 106-02-04	

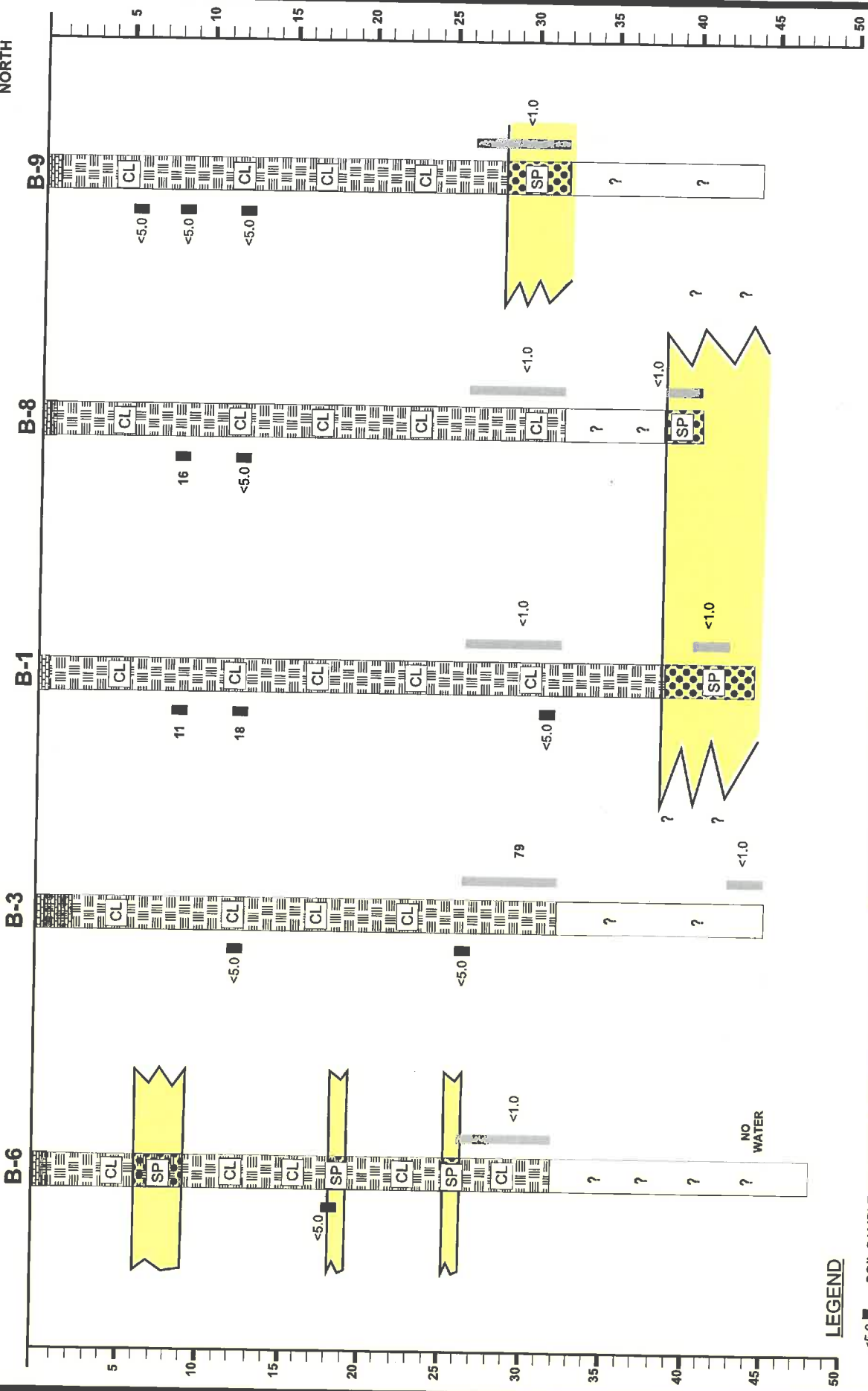
**CROSS SECTION LOCATION MAP**  
 CORWOOD CAR WASH  
 6973 VILLAGE PARKWAY

DATE: 02/07/12      FIGURE: 6



A SOUTH

A' NORTH



**LEGEND**

- SOIL SAMPLE LOCATION & MTBE CONCENTRATION IN MICROGRAMS PER KILOGRAM (UG/KG).
- GROUNDWATER SAMPLE LOCATION & MTBE CONCENTRATION IN MICROGRAMS PER LITER (UG/L).

DESIGNED BY:	CHECKED BY:
DRAWN BY: MAR	SCALE:
PROJECT NO: 147-01-03	

**NORTH-SOUTH CROSS SECTION**  
 CORWOOD CAR WASH UST SITE  
 DUBLIN, CALIFORNIA

DATE: 02/22/07      FIGURE: 3



B WEST

B' EAST

C WEST

C' EAST

B-2

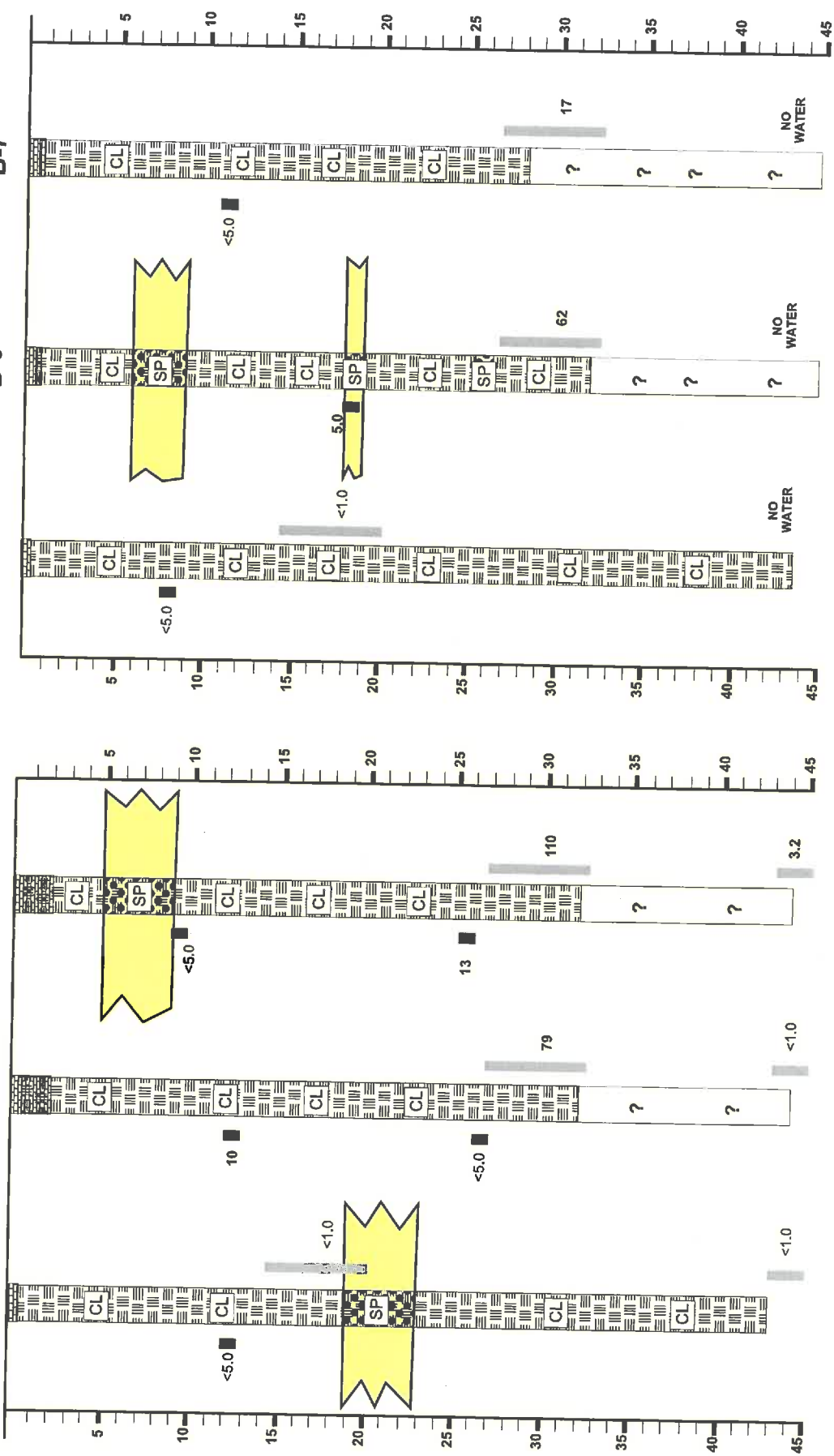
B-3

B-4

B-5

B-6

B-7



**LEGEND**

<5.0 - SOIL SAMPLE LOCATION & MTBE CONCENTRATION IN MICROGRAMS PER KILOGRAM (UG/KG).

<1.0 - GROUNDWATER SAMPLE LOCATION & MTBE CONCENTRATION IN MICROGRAMS PER LITER (UG/L).

DESIGNED BY: CHECKED BY:

DRAWN BY: MAR SCALE:

PROJECT NO: 147-01-03

**EAST-WEST CROSS SECTIONS**

CORWOOD CAR WASH UST SITE  
DUBLIN, CALIFORNIA

DATE: 02/22/07

FIGURE: 4



# ATTACHMENT 4

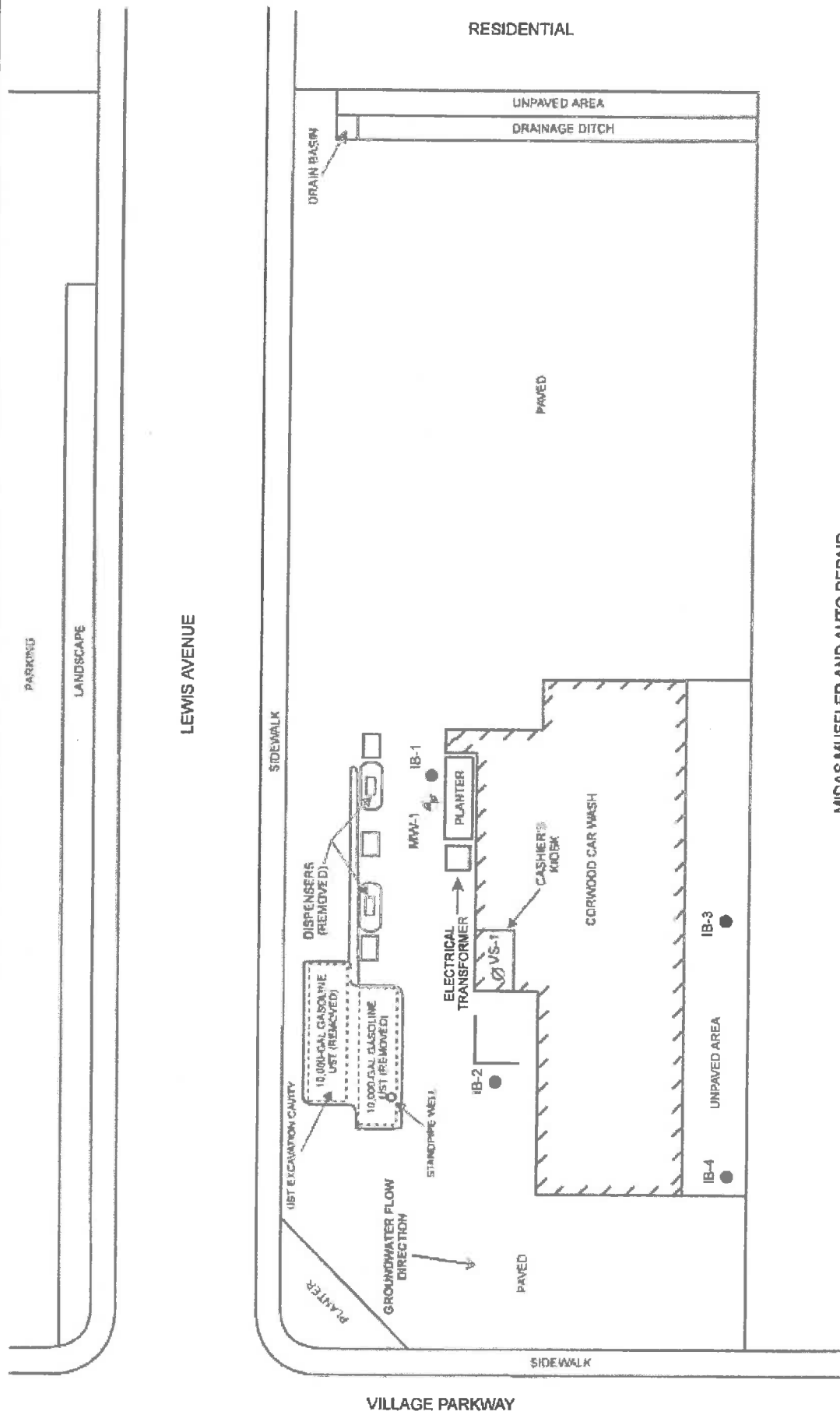
# Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA - PETROLEUM								
Closure Scenario								
Exemption: <input type="checkbox"/> Active fueling station exempt from vapor specific criteria; <input type="checkbox"/> Active as of date: _____								
<input type="checkbox"/> Scenario 1; <input type="checkbox"/> Scenario 2; <input type="checkbox"/> Scenario 3a; <input type="checkbox"/> Scenario 3b; <input checked="" type="checkbox"/> Scenario 3c; <input type="checkbox"/> Scenario 4a without bioattenuation zone; <input checked="" type="checkbox"/> Scenario 4b with bioattenuation zone; <input type="checkbox"/> Site specific risk assessment demonstrates human health is protected; <input type="checkbox"/> Exposure controlled through use of mitigation measures or institutional controls; <input checked="" type="checkbox"/> <b>Case closed in spite of not meeting the vapor specific media criteria</b>								
Shading Indicates Site Specific Data and Bold Text indicates Evaluation Criteria								
Site Specific Data		Scenario 1	Scenario 2	Scenario 3A	Scenario 3B	Scenario 3C	Scenario 4a	Scenario 4b
Unweathered LNAPL	No LNAPL	LNAPL in gw	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	>5 feet below ground surface (bgs)	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	No criteria	≥ 5 feet
Depth to Shallowest Groundwater	Soil boring: IB-1 6 feet; MW-1, 6.40 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	≥ 5 feet	≥ 5 feet
Total TPHg & TPHd in Soil in Bioattenuation Zone	2,250 mg/kg D-E.1 at 3.5 feet 5,450 mg/kg MW-1.1 at 6.0 feet	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	No criteria	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	IB-1W 16,000 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria	No criteria
Oxygen Data in Bioattenuation Zone	No data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4%	No criteria	≥4% at bottom of zone
Soil Vapor Depth Beneath Foundation	3 feet	No criteria	No criteria	No criteria	No criteria	No criteria	5 feet	5 feet
Benzene Concentrations (µg/m <sup>3</sup> )	16	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 85; Com: < 280	Res: < 85K; Com: < 280K
Ethylbenzene Concentrations (µg/m <sup>3</sup> )	21	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 1,100; Com: < 3,600	Res: < 1,100K; Com: < 3,600K
Naphthalene Concentrations (µg/m <sup>3</sup> )	No data	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 93; Com: < 310	Res: < 93K; Com: < 310K



## Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA – PETROLEUM (cont.)	
Vapor Intrusion to Indoor Air Analysis	
<b>Onsite</b>	The unsaturated zone at the site is greater than 5 feet thick. However, significant residual TPHd and TPHg remains in soil from depths as shallow as 3.5 feet. Benzene concentrations up to 16,000 ug/L have been detected in grab groundwater samples in the vicinity of the former dispenser islands and USTs (IB-1 at 6 feet) The extent of benzene impacts in shallow groundwater appears to be limited based on grab groundwater samples collected from IB-3 and IB-4 at depths of 11 and 12 feet, respectively. A soil gas sample collected in 2001 at a depth of 3 feet in the vicinity of the carwash kiosk indicates that bioattenuation is occurring in this location. The vapor intrusion risk at the remainder of the site is low due to the site as an open-air car wash.
<b>Offsite</b>	The petroleum hydrocarbon plume has attenuated at the downgradient property boundary as indicated by grab groundwater samples B-6 and B-7.



MIDAS MUFFLER AND AUTO REPAIR

SOIL VAPOR SAMPLE LOCATION

GROUNDWATER MONITORING WELL LOCATION

INVESTIGATIVE BORING LOCATION



DESIGNED BY	CHECKED BY
DRAWN BY JEG	SCALE
PROJECT NO: 108-02-02	

DATE: 02/28/01	FIGURE 2
SITE PLAN	
CORWOOD CAR WASH 6973 VILLAGE PARKWAY	

GRIBI Associates

RESIDENTIAL

LEWIS AVENUE

VILLAGE PARKWAY

### 3.2 Results of Laboratory Analyses

Soil, soil vapor, and groundwater analytical results are summarized in Table 1. In addition, soil and groundwater results from this and previous recent UST removal and investigative activities are depicted on Figure 3 and Figure 4, respectively. Laboratory data reports and chain-of-custody records for soil, soil vapor, and groundwater analyses are contained in Appendix E.

Table 1 SUMMARY OF SOIL, GROUNDWATER, AND SOIL VAPOR ANALYTICAL RESULTS Corwood Car Wash UST Site									
Sample ID	Sample Depth	Concentration							
		TPH-D	TPH-G	B	T	E	X	MTBE	OXY
<b>Soil Samples</b>		<b>Milligrams Per Kilogram (mg/kg)</b>							
IB-3.2	12.0 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
IB-3.4	17.5 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
IB-4.3	15.0 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
IB-4.4	18.0 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
MW-1.1	6.0 ft	4,600	850	<0.50	1.5	4.0	2.8	<5.0	--
MW-1.2	11.0 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
<b>Groundwater Samples</b>		<b>Milligrams Per <sup>liter</sup>Kilogram (mg/kg)</b>							
IB-3W	(11.0 ft)	<0.050	0.150	<0.0005	<0.0005	<0.0005	<0.0005	0.390	<0.005
IB-4W	(12.0 ft)	<0.050	<0.050	<0.0005	<0.0005	<0.0005	<0.0005	0.084	<0.005
MW-1	(8.28 ft)	<0.050	0.670	0.00082	0.017	0.028	0.120	1.70	<0.025
<b>Soil Vapor Sample</b>		<b>Micrograms Per Cubic Meter (ug/m<sup>3</sup>)</b>							
VS-1	3.0 ft	--	--	16	20	21	33.3	--	--
<b>Vapor RBSL</b>		28 x 10 <sup>-3</sup> 74 x 10 <sup>-3</sup> 6.3 x 10 <sup>-3</sup> 4.5 x 10 <sup>-3</sup>							

TPH-D - Total Petroleum Hydrocarbons as Diesel  
 TPH-G - Total Petroleum Hydrocarbons as Gasoline  
 B - Benzene  
 T - Toluene  
 E - Ethylbenzene  
 X - Xylenes  
 MTBE - Methyl-t-butyl ether  
 OXY = Oxygenates (except MTBE), including Ter-Butanol (TBA), Di-isopropyl Ether (DIPE), Ethyl-t-butyl Ether (ETBE), and Tert-amyl Methyl Ether (TAME).

<1.0 = Not detected above the expressed value.

Vapor RBSL = Soil gas Risk-Based Screening Levels for protection of indoor air quality (commercial receptors; fine-grained soils), as contained in *Application of Risk-Based Screening Levels and Decision Making at Sites With Impacted Soil and Groundwater*, San Francisco Bay Regional Water Quality Control Board, August 2000, Table E-2). Soil gas RBSLs are applicable to soil gas concentrations immediately below the building floor.

### 4.0 CONCLUSIONS

Both soil and groundwater analytical results from this and previous investigations indicate that low-permeability silts and clays beneath the site have resulted in limited impacts to soil and groundwater from past UST-related hydrocarbon releases at the site. The only hydrocarbon constituent detected in downgradient borings IB-3 and IB-4, located near the south project site property line, was low levels of Methyl Tertiary Butyl Ether (MTBE) in grab groundwater samples from these borings. The

# AIR TOXICS LTD.

SAMPLE NAME: VS-1

ID#: 0101103-01A

EPA METHOD TO-14 GC/MS FULL SCAN

File Name	0101103-01A	Date of Collection	11/11/01
Dil Factor	1.0	Date of Analysis	11/11/01

Compound	Det. Limit (ppbv)	Det. Limit (uG/m3)	Amount (ppbv)	Amount (uG/m3)
Benzene	0.74	2.4	4.8	16
Toluene	0.74	2.8	5.3	20
Ethyl Benzene	0.74	3.3	4.8	21
m,p-Xylene	0.74	3.3	6.2	27
o-Xylene	0.74	3.3	1.4	6.3

Container Type: 6 Liter Summa Canister

Surrogates	%Recovery	Method Limits
1,2-Dichloroethane-d4	122	70-130
Toluene-d8	99	70-130
4-Bromofluorobenzene	96	70-130



AN ENVIRONMENTAL ANALYTICAL LABORATORY

**CHAIN-OF-CUSTODY RECORD**

**Sample Transportation Notice**

Relinquishing signature on this document indicates that sample is being shipped in compliance with all applicable local, State, Federal, national, and international laws, regulations and ordinances of any kind. Air Toxics Limited assumes no liability with respect to the collection, handling or shipping of these samples. Relinquishing signature also indicates agreement to hold harmless, defend, and indemnify Air Toxics Limited against any claim, demand, or action of any kind, related to the collection, handling, or shipping of samples. D.O.T. Hotline (800) 467-4922

180 BLUE RAVINE ROAD, SUITE B  
FOLSOM, CA 95630-4719  
(916) 985-1000 FAX: (916) 985-1020

Contact Person <u>JIM GRIBI</u> Company <u>GRIBI ASSOCIATES</u> Address <u>1350 HEYES C-14</u> City <u>BENICUM</u> State <u>CA</u> Zip <u>94510</u> Phone <u>707/748-7743</u> FAX <u>707/748-7763</u> Collected By: Signature <u>[Signature]</u>	Project info: P.O. # _____ Project # <u>108-02-02</u> Project Name <u>Sorwood CW</u>	Turn Around Time: <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Rush _____ Specify _____
--	---	--

Lab ID	Field Sample I.D.	Date & Time	Analyses Requested	Canister Pressure / Vacuum	
				Initial	Final
VS-1		5/5/01: 11:25	TO-14 BTEX	30	5

Notes: \_\_\_\_\_

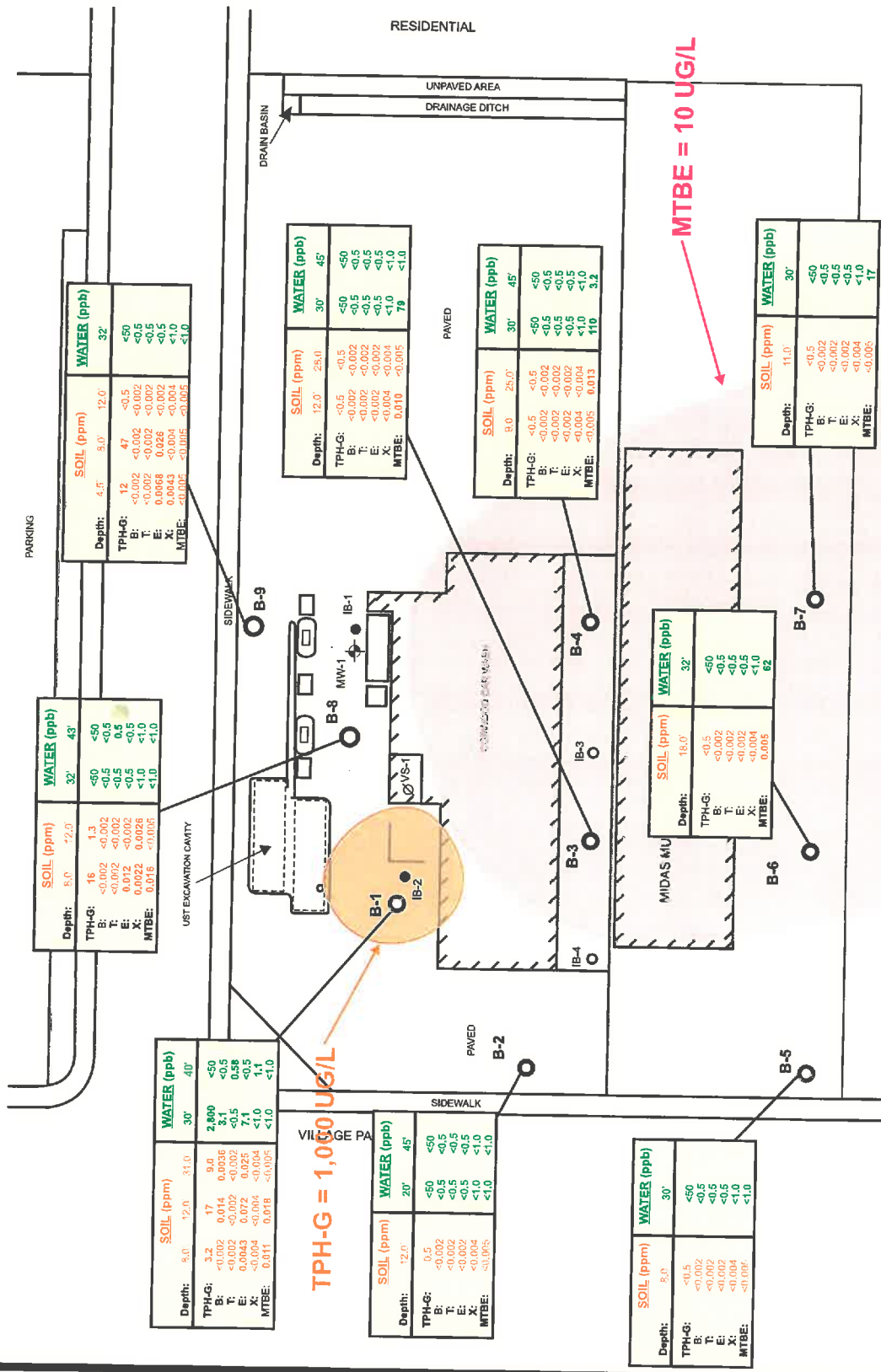
Relinquished By: (Signature) <u>[Signature]</u> Date/Time <u>5/5/01</u>	Received By: (Signature) _____ Date/Time _____
Relinquished By: (Signature) <u>[Signature]</u> Date/Time <u>147'00</u>	Received By: (Signature) _____ Date/Time _____
Relinquished By: (Signature) _____ Date/Time _____	Received By: (Signature) _____ Date/Time _____

Shipper Name <u>UPS</u>	Air Bill # <u>129477203</u>	Opened By: <u>[Signature]</u>	Temp. (°C) _____	Condition <u>good</u>	Custody Seals Intact? Yes _____ No _____	Work Order # <u>0101103</u>
Lab Use Only <u>1046772 R</u>						

# ATTACHMENT 5

# Attachment 5 – Direct Contact Evaluation and Data

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA						
Closure Scenario						
___ Exemption (no petroleum hydrocarbons in upper 10 feet), ___ Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below, ___ Site-specific risk assessment, ___ A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health, ___ A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls, <b><u>X</u></b> <b>This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.</b>						
Shading indicates Site Specific Data that meets the Evaluation Criteria and Bold Text indicates Evaluation Criteria						
Are maximum concentrations less than those in Table 1 below?				<b>No</b>		
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	<0.5	<0.5	<0.5	<0.5	<0.5
LTCP Criteria	Benzene	≤1.9	≤2.8	<b>≤8.2</b>	<b>≤12</b>	<b>≤14</b>
Site Maximum	Ethylbenzene	22	4	22	4	22
LTCP Criteria	Ethylbenzene	≤21	≤32	<b>≤89</b>	<b>≤134</b>	<b>≤314</b>
Site Maximum	Naphthalene	No Data	No Data	No Data	No Data	No Data
LTCP Criteria	Naphthalene	≤9.7	≤9.7	<b>≤45</b>	<b>≤45</b>	<b>≤219</b>
Site Maximum	PAHs	No Data	---	No Data	No Data	No Data
LTCP Criteria	PAHs	≤0.063	NA	<b>0.68</b>	<b>NA</b>	<b>4.5</b>
Direct Contact and Outdoor Air Analysis						
<b>Onsite</b>		Naphthalene was not included in the list of soil analytes at the site and is unknown; consequently, the site does not meet the Direct Contact and Outdoor Air criteria for Utility Worker, Commercial/Industrial, or Residential land use. Polyaromatic hydrocarbons (PAHs) were not included in the list of soil analytes at the site; however, because a waste oil UST was not present at the site, PAHs are not anticipated to be present. Alameda County Department of Environmental Health (ACDEH) has made the determination that there is low potential for direct contact exposure because of the current land use as carwash. Under the current land use, the entire site is paved resulting in a low potential for direct contact exposure. Due to residual contamination at the site, the site is closed as a commercial site with site management requirements. If there is a proposed change in land use to any residential, or conservative land use, or if any redevelopment occurs, ACDEH must be notified as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment. Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.				
<b>Offsite</b>		Petroleum hydrocarbon impacts were not encountered in soil samples collected from off-site soil borings.				



TPH-G = 1,000 UG/L

MTBE = 10 UG/L

- Ø - SOIL VAPOR SAMPLE LOCATION
- - INVESTIGATIVE BORING (GRIBI, 01/2003)
- - INVESTIGATIVE BORING (GRIBI, 03/2000)
- - UST REMOVAL SAMPLE (GRIBI, 01-02/2000)
- ⊕ - GROUNDWATER MONITORING WELL (GRIBI, 01/2003)



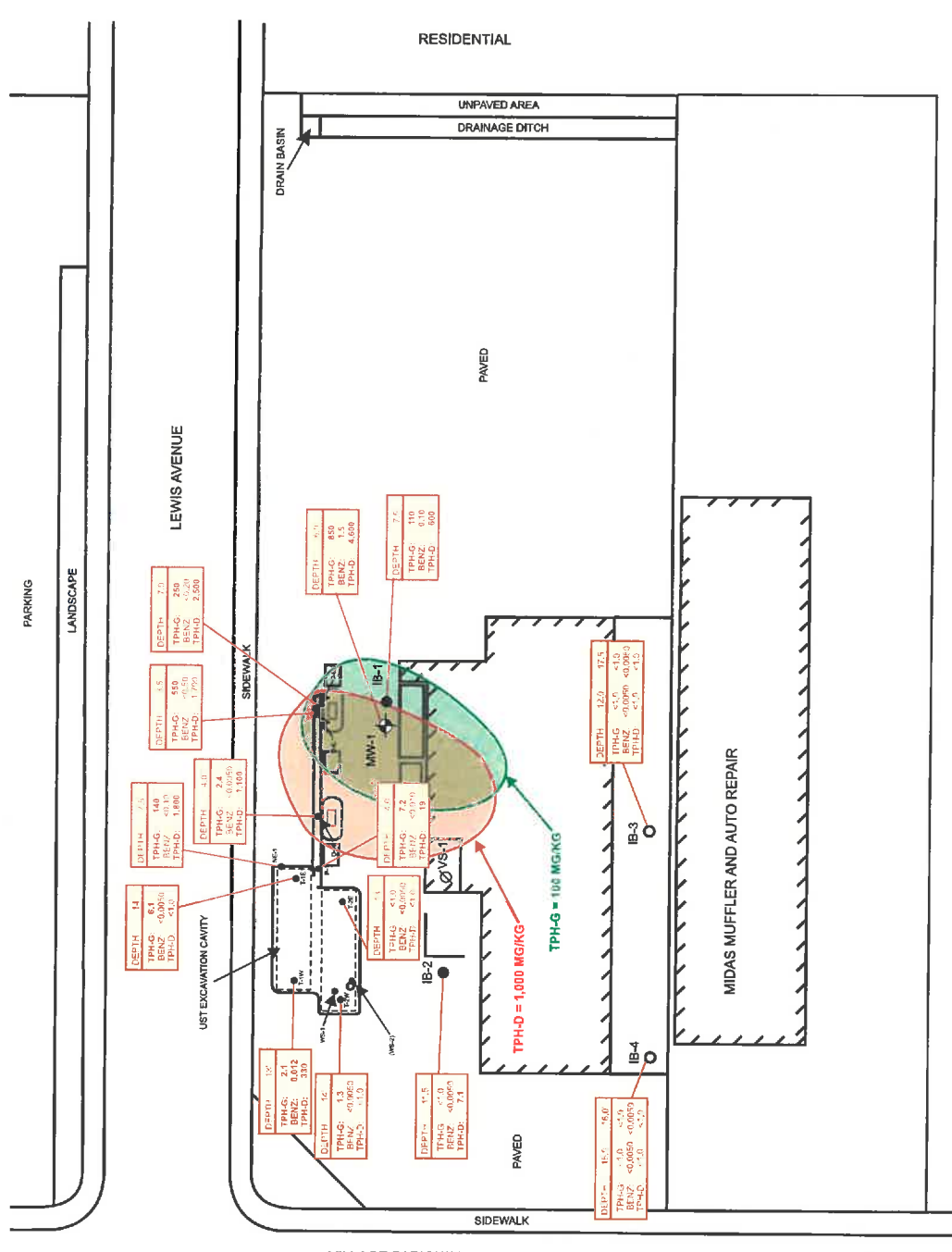
DESIGNED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 DRAWN BY: JEG SCALE: \_\_\_\_\_  
 PROJECT NO: 106-02-04

**HISTORIC SOIL & GROUNDWATER  
 HYDROCARBON RESULTS, 2006**  
 CORWOOD CAR WASH  
 6973 VILLAGE PARKWAY

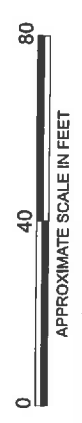
DATE: 02/07/12 FIGURE: 5







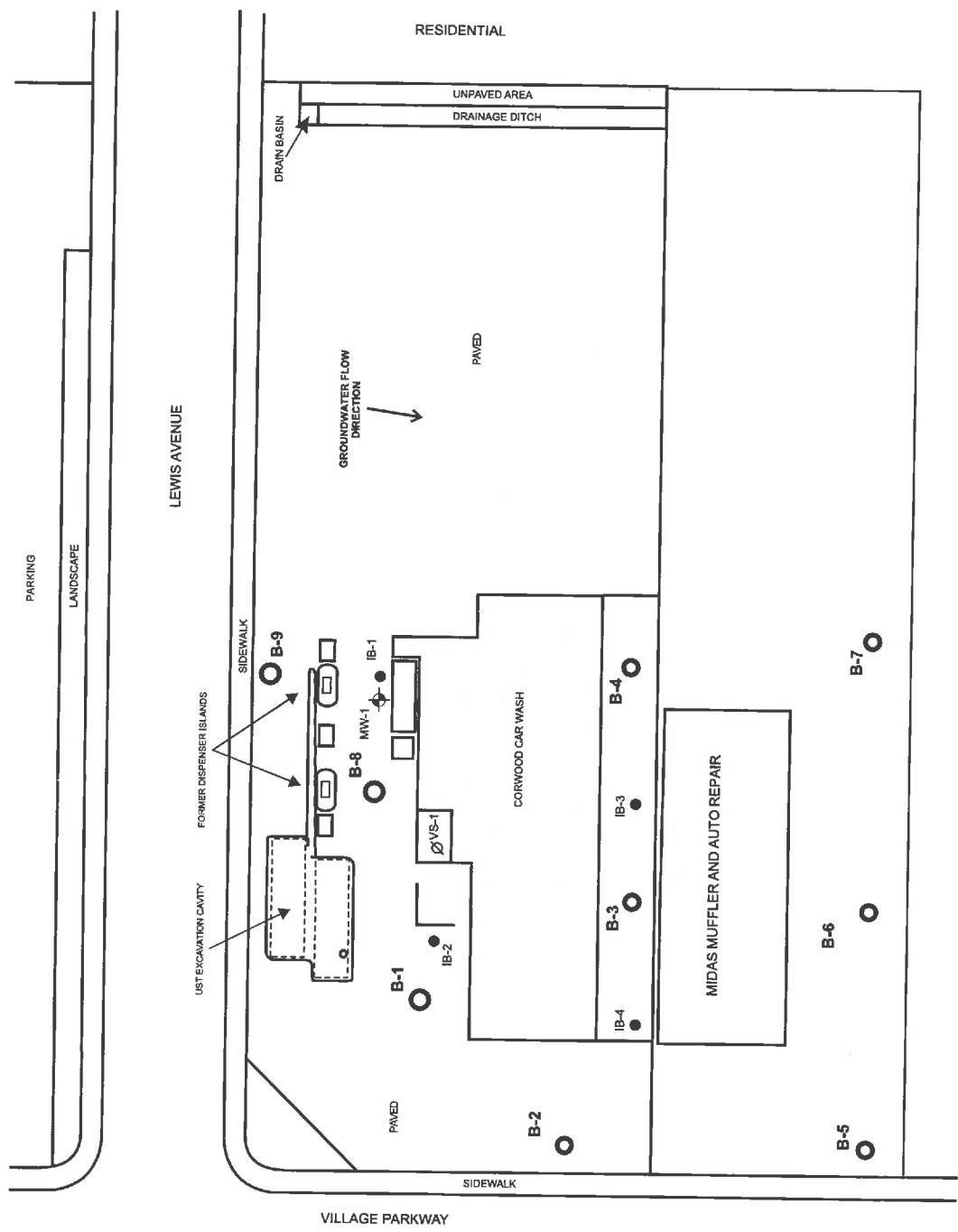
- Ø - SOIL VAPOR SAMPLE LOCATION
- - INVESTIGATIVE BORING (GRIBI, 01/2003)
- - INVESTIGATIVE BORING (GRIBI, 03/2000)
- - JUST REMOVAL SAMPLE (GRIBI, 01-02/2000)
- ⊕ - GROUNDWATER MONITORING WELL (GRIBI, 01/2003)



LABORATORY ANALYTICAL DATA IN MG/KG (PARTS PER MILLION).

DESIGNED BY:	CHECKED BY:	DATE: 02/07/12	FIGURE: 3
DRAWN BY: JEG	SCALE:	<b>HISTORIC SOIL TPH-G, BENZENE, &amp; TPH-D RESULTS, 200-2003</b> CORWOOD CAR WASH 6973 VILLAGE PARKWAY	
PROJECT NO: 106-02-04			





- - SOIL BORING LOCATION
- ∅ - SOIL VAPOR SAMPLE LOCATION
- ⊕ - GROUNDWATER MONITORING WELL LOCATION
- - PREVIOUS INVESTIGATIVE BORING LOCATION



DESIGNED BY:	CHECKED BY:	<b>SOIL BORING LOCATIONS</b> CORWOOD CAR WASH 6973 VILLAGE PARKWAY	DATE: 02/23/07 FIGURE: 2
DRAWN BY: JEG	SCALE:		
PROJECT NUMBER: 106-02-04			

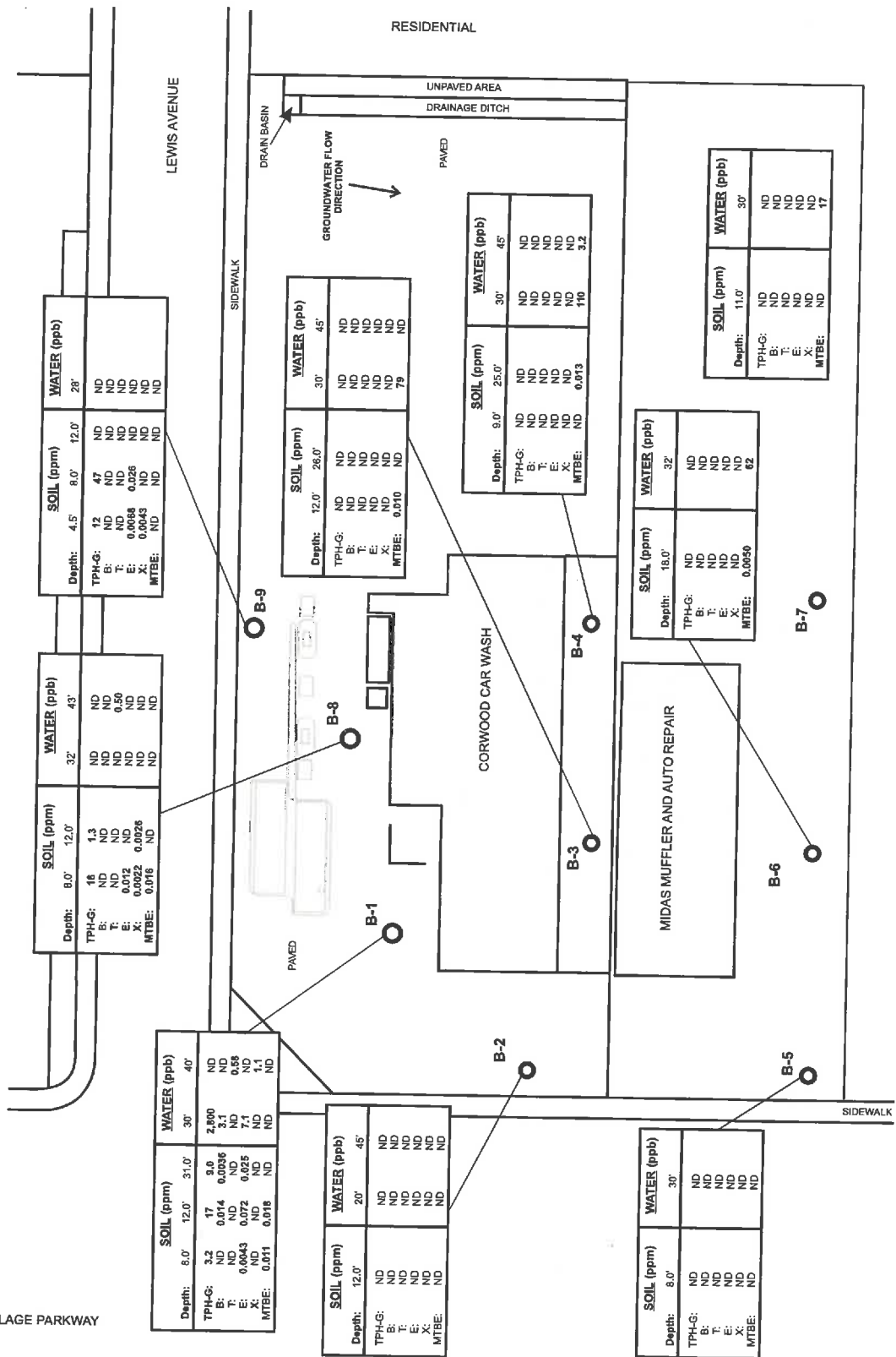


VILLAGE PARKWAY

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RESIDENTIAL



SOIL (ppm)		WATER (ppb)	
Depth:	8.0'	12.0'	28'
TPH-G:	16	1.3	47
B:	ND	ND	ND
T:	ND	ND	ND
E:	0.0025	0.026	0.0088
X:	0.0022	0.016	0.0043
MTBE:	0.016	ND	ND

SOIL (ppm)		WATER (ppb)	
Depth:	8.0'	12.0'	43'
TPH-G:	16	1.3	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	0.0025	0.026	0.50
X:	0.0022	0.016	ND
MTBE:	0.016	ND	ND

SOIL (ppm)		WATER (ppb)	
Depth:	8.0'	12.0'	30'
TPH-G:	3.2	5.0	2,800
B:	ND	0.014	3.1
T:	0.0043	0.072	0.08
E:	ND	0.025	7.1
X:	ND	ND	1.1
MTBE:	0.011	0.018	ND

SOIL (ppm)		WATER (ppb)	
Depth:	12.0'	20'	45'
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	ND	ND

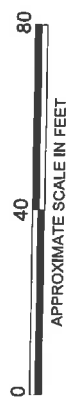
SOIL (ppm)		WATER (ppb)	
Depth:	12.0'	26.0'	45'
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	0.010	ND	79

SOIL (ppm)		WATER (ppb)	
Depth:	8.0'	25.0'	45'
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	0.013	110

SOIL (ppm)		WATER (ppb)	
Depth:	8.0'	30'	
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	ND	ND

SOIL (ppm)		WATER (ppb)	
Depth:	18.0'	32'	
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	0.0050	ND	62

SOIL (ppm)		WATER (ppb)	
Depth:	11.0'	30'	
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	ND	17



○ - SOIL BORING LOCATION

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: JEG  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 PROJECT NUMBER: 106-02-04

DATE: 02/23/07

FIGURE: 5

**SOIL & GROUNDWATER  
 HYDROCARBON RESULTS**  
 CORWOOD CAR WASH  
 6973 VILLAGE PARKWAY



analytical laboratory. Soil and water analytical results are summarized in Table 1. Laboratory data reports and chain-of-custody records are contained in Appendix E.

**Table 1**  
**SUMMARY OF SOIL AND WATER ANALYTICAL RESULTS**  
**Corwood Car Wash UST Removal**

Sample ID	Sample Date	Sample Type	Sample Depth	Concentration (ppm)						
				TPH-D	TPH-G	B	T	E	X	MTBE
<b>UST Excavation Pit Samples</b>										
T-1E	01/31/00	Soil	14 ft	6.1	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
T-1W	01/31/00	Soil	13 ft	330	2.1 <sup>1</sup>	0.012	<0.0050	<0.0050	0.0092	<0.050
T-2E	01/31/00	Soil	13 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
T-2W	01/31/00	Soil	14 ft	<1.0	1.3 <sup>1</sup>	<0.0050	<0.0050	<0.0050	0.0079	<0.050
NE-1	02/01/00	Soil	7.5 ft	1,800	140 <sup>1</sup>	<0.10	<0.10	0.52	0.24	<1.0
WS-1	02/01/00	Water	--	190	42 <sup>1</sup>	0.600	0.065	2.50	1.50	5.4 <sup>2</sup>
WS-2	02/07/00	Water	--	14	19	0.310	<0.050	2.50	4.30	1.7 <sup>2</sup>
<b>Delivery Piping Sample</b>										
P-1	02/01/00	Soil	4.0 ft	19	7.2	<0.010	<0.010	0.47	0.070	<0.10
<b>Fuel Dispenser Samples</b>										
D-W.1	02/07/00	Soil	4.0ft	1,100	2.4 <sup>1</sup>	<0.0050	<0.0050	<0.0050	<0.0050	<0.050
D-E.1	02/07/00	Soil	3.5 ft	1,700	550	<0.50	<0.50	22	99	<0.050 <sup>2</sup>
D-E.2	02/07/00	Soil	7.0 ft	2,500	250	<0.20	<0.20	1.3	0.78	<0.050 <sup>2</sup>
<b>Stockpiled Soil Samples</b>										
SP-1.1-4	01/31/00	Soil	--	1,000	160 <sup>1</sup>	0.022	<0.015	0.085	0.20	<0.15
SP-2.1-4	01/31/00	Soil	--	1,900	480 <sup>1</sup>	0.055	0.041	0.76	0.66	<0.25

TPH-D = Total Petroleum Hydrocarbons as Diesel  
 TPH-G = Total Petroleum Hydrocarbons as Gasoline  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene

X = Xylenes  
 MTBE = Methyl-t-Butyl Ether  
 <1.0 = Not detected above the expressed value.  
<sup>1</sup> = Laboratory data report states "Product is not typical gasoline."  
<sup>2</sup> = MTBE result confirmed using USEPA Method 8260B.

In addition to the results summarized in Table 1, soil sample SP-2.1,2.2,2.3,2.4 contained 14 parts per million of Total Lead.

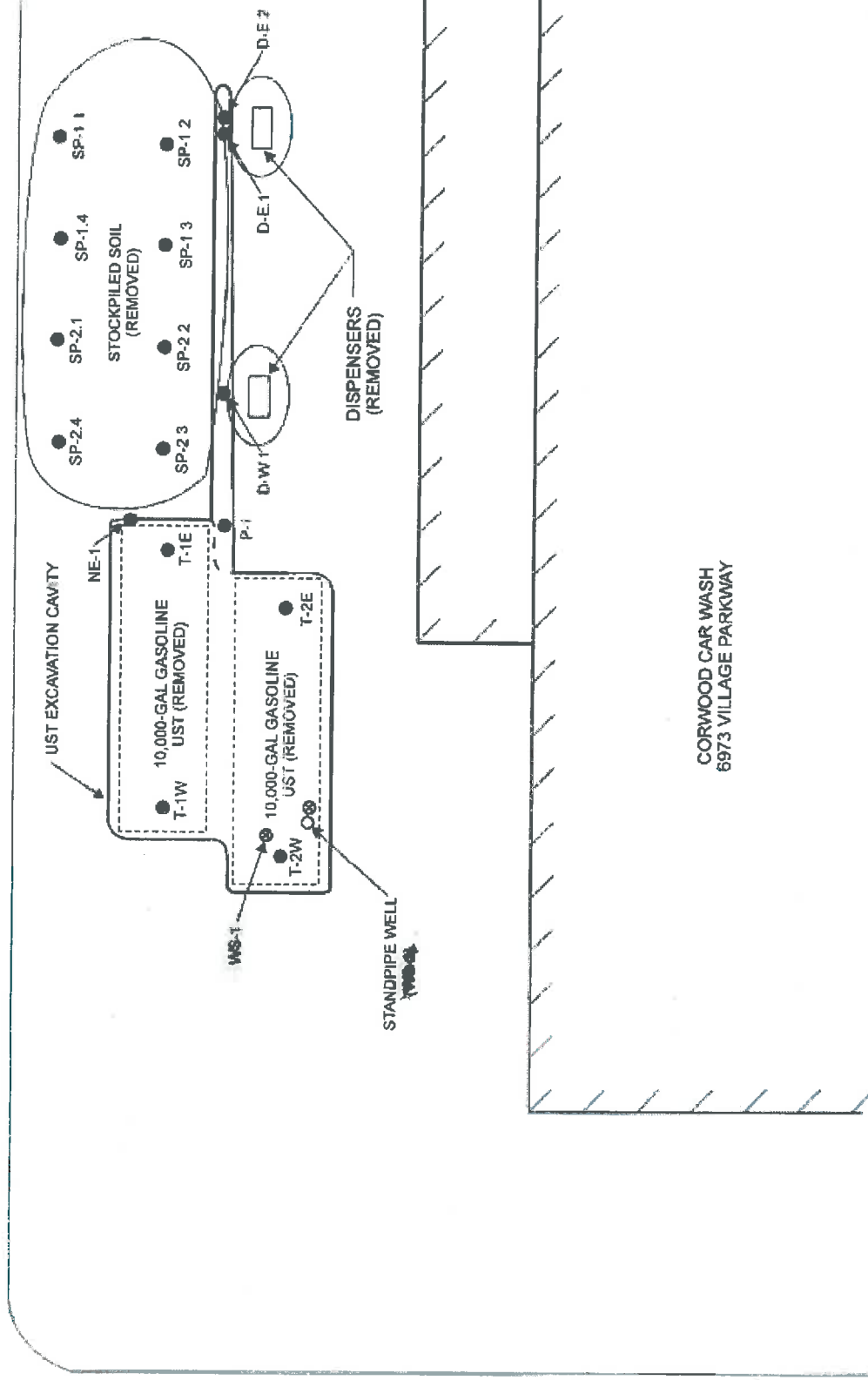
## 6.0 CONCLUSIONS

On Monday, January 31, 2000, both USTs were removed from the site in accordance with Alameda County Department of Environmental Health requirements. In addition, approximately 3,800 gallons of hydrocarbon-impacted groundwater was pumped from the excavation cavity for offsite disposal. Also, approximately 350 tons of hydrocarbon-impacted soil, primarily backfill material, was excavated and removed from the site. After backfilling with clean imported pea gravel, the UST excavation cavity and piping and dispenser excavations were re-surfaced with concrete to match existing surface grade.

LEWIS AVENUE

VILLAGE PARKWAY

CORWOOD CAR WASH  
6973 VILLAGE PARKWAY



- - SOIL SAMPLE
- ⊗ - WATER SAMPLE



DESIGNED BY:	CHECKED BY:
DRAWN BY JEG	SCALE
PROJECT NO 105-02-02	

SITE PLAN  
CORWOOD CAR WASH  
6973 VILLAGE PARKWAY

DATE: 02/28/00

FIGURE 2  
**GRI Associates**

**Table 1**  
**SUMMARY OF SOIL ANALYTICAL RESULTS**  
**Corwood Car Wash UST Site**

Sample ID	Sample Type	Sample Depth	TPH-D	TPH-G	B	T	E	X	MTBE	OXY
IB-1.2	Soil	7.5 ft	600	110 <sup>1</sup>	0.10	0.13	0.34	0.24	<0.010	<0.010
IB-1W	Water	(6.0 ft)	750	50 <sup>1</sup>	16	<5.0	66	8.8	<20	<0.0050
IB-2.3	Soil	11.5 ft	7.1	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	<0.0050
IB-2W	Water	(9.0 ft)	15	8.0	0.024	<0.010	0.041	<0.010	0.53	<0.0050

TPH-D = Total Petroleum Hydrocarbons as Diesel  
 TPH-G = Total Petroleum Hydrocarbons as Gasoline  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene  
 X = Xylenes  
 MTBE = Methyl-t-butyl Ether

OXY = Oxygenates (except MTBE), including Ter-Butanol (TBA), Di-isopropyl Ether (DIPE), Ethyl-t-butyl Ether (ETBE), Tert-amyl Methyl Ether (TAME), and Lead Scavengers 1,2-Dibromoethane (EDB) and 1,2-Dichloroethane (EDC)  
 <0.010 = Not detected above the expressed value.  
<sup>1</sup> = Laboratory data report states "Product is not typical gasoline."

#### 4.0 CONCLUSIONS

Both soil and grab groundwater samples from IB-1, located in an expected downgradient (south-southeast) direction from the former east dispenser island, contained detectable levels of both gasoline- and diesel-range hydrocarbons. In addition, the grab groundwater sample from IB-2, located in an expected downgradient (south-southeast) direction from the former fuel USTs, contained detectable levels of both gasoline- and diesel-range hydrocarbons. However, the laboratory chromatograms for these samples, which are presented in the laboratory data report, seem to show that the gasoline-range hydrocarbon results in these samples are primarily due to interference from diesel-range hydrocarbons. Thus, soil and groundwater impacts relative the former Corwood Car Wash UST system appear to be primarily related to past diesel releases. Given that diesel was only stored in the USTs in the distant past (probably in the early to mid-1970s), it appears that the majority of releases associated with the USTs occurred in the distant past, prior to UST system upgrades which included installing interior fiberglass linings in both of the USTs.

The only exception to this appears to be the detection of a low level (0.53 ppm) of MTBE in the IB-2 grab groundwater sample. This MTBE detection is significantly lower than MTBE levels of 5.4 ppm and 1.7 ppm encountered in grab groundwater samples collected from the former UST excavation cavity. These results seem to suggest minimal downgradient migration of MTBE.

It should be noted that laboratory analytical results from grab groundwater samples are generally not representative of true groundwater conditions and can oftentimes be artificially high, particularly where hydrocarbon impacts to subsurface soils are significant. Thus, while laboratory results from the IB-1 grab groundwater sample are very high, we believe that groundwater in the boring was cross contaminated as soil coring proceeded through hydrocarbon-impacted soils.

LEWIS AVENUE

EXPECTED GROUNDWATER  
FLOW DIRECTION

UST EXCAVATION CAVITY

10,000-GAL GASOLINE  
UST (REMOVED)

10,000-GAL GASOLINE  
UST (REMOVED)

DISPENSERS  
(REMOVED)

STANDPIPE WELL

IB-1

IB-2

CORWOOD CAR WASH  
6973 VILLAGE PARKWAY

VILLAGE PARKWAY



DESIGNED BY:

DRAWN BY: JEG

PROJECT NO 106-02-02

CHECKED BY:

SCALE:

DATE 03/09/00

FIGURE 2

SITE PLAN

CORWOOD CAR WASH  
6973 VILLAGE PARKWAY

GRIBI Associates

### 3.2 Results of Laboratory Analyses

Soil, soil vapor, and groundwater analytical results are summarized in Table 1. In addition, soil and groundwater results from this and previous recent UST removal and investigative activities are depicted on Figure 3 and Figure 4, respectively. Laboratory data reports and chain-of-custody records for soil, soil vapor, and groundwater analyses are contained in Appendix E.

Sample ID	Sample Depth	Concentration							
		TPH-D	TPH-G	B	T	E	X	MTBE	OXY
<b>Soil Samples</b>		Milligrams Per Kilogram (mg/kg)							
IB-3.2	12.0 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
IB-3.4	17.5 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
IB-4.3	15.0 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
IB-4.4	18.0 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
MW-1.1	6.0 ft	4,600	850	<0.50	1.5	4.0	2.8	<5.0	--
MW-1.2	11.0 ft	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.050	--
<b>Groundwater Samples</b>		Milligrams Per <sup>liter</sup> Kilogram (mg/kg) <sup>l</sup>							
IB-3W	(11.0 ft)	<0.050	0.150	<0.0005	<0.0005	<0.0005	<0.0005	0.390	<0.005
IB-4W	(12.0 ft)	<0.050	<0.050	<0.0005	<0.0005	<0.0005	<0.0005	0.084	<0.005
MW-1	(8.28 ft)	<0.050	0.670	0.00082	0.017	0.028	0.120	1.70	<0.025
<b>Soil Vapor Sample</b>		Micrograms Per Cubic Meter (ug/m <sup>3</sup> )							
VS-1	3.0 ft	--	--	16	20	21	33.3	--	--
<b>Vapor RBSL</b>		2.0 x 10 <sup>-2</sup> 2.4 x 10 <sup>-2</sup> 6.2 x 10 <sup>-2</sup> 4.5 x 10 <sup>-2</sup>							

TPH-D - Total Petroleum Hydrocarbons as Diesel  
 TPH-G - Total Petroleum Hydrocarbons as Gasoline  
 B - Benzene  
 T - Toluene  
 E - Ethylbenzene  
 X - Xylenes  
 MTBE - Methyl-t-butyl ether  
 OXY = Oxygenates (except MTBE), including Ter-Butanol (TBA), Di-isopropyl Ether (DIPE), Ethyl-t-butyl Ether (ETBE), and Tert-amy! Methyl Ether (TAME).

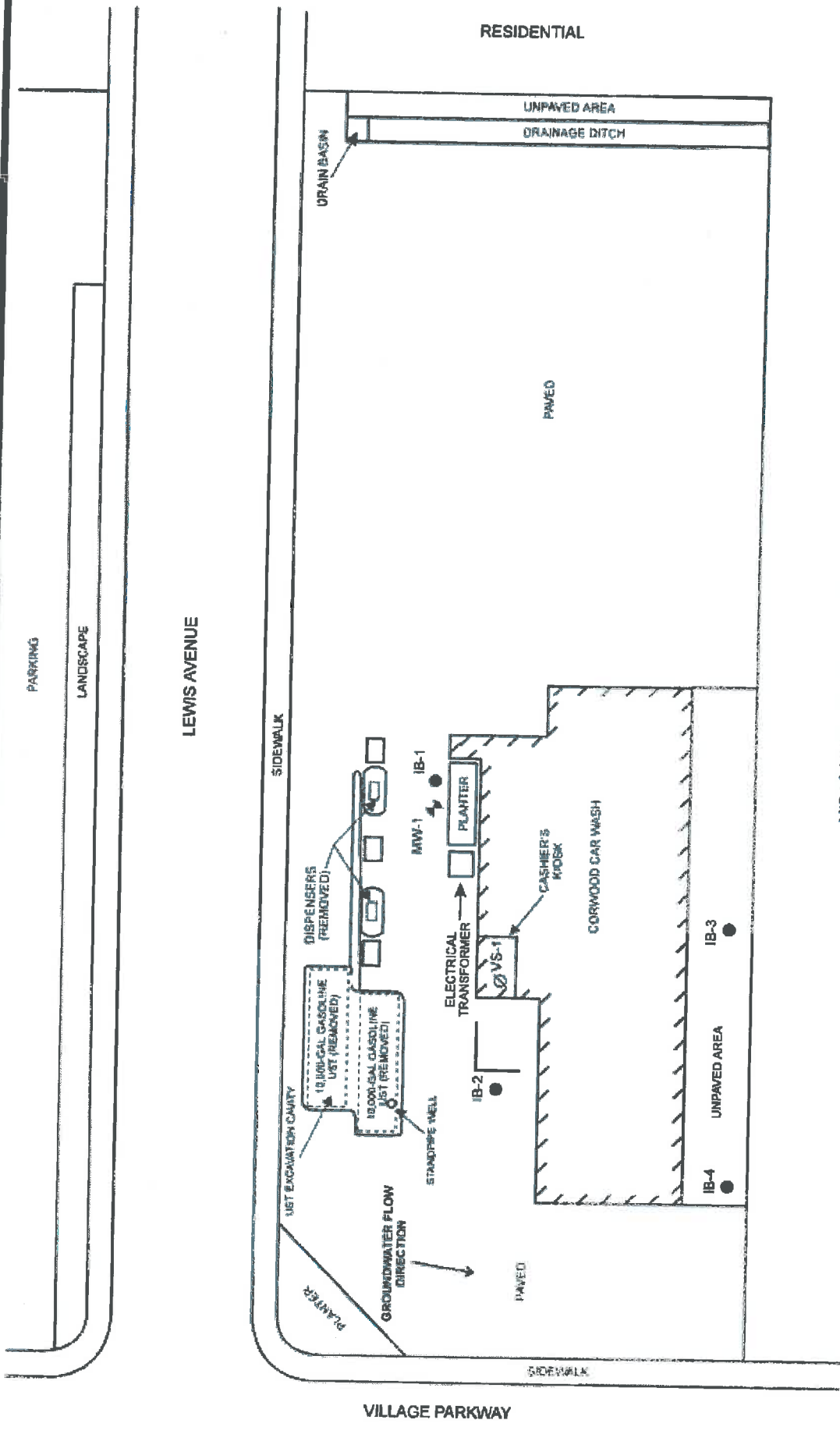
<1.0 = Not detected above the expressed value.

Vapor RBSL = Soil gas Risk-Based Screening Levels for protection of indoor air quality (commercial receptors; fine-grained soils), as contained in *(Application of Risk-Based Screening Levels and Decision Making at Sites With Impacted Soil and Groundwater, San Francisco Bay Regional Water Quality Control Board, August 2000, Table E-2)*. Soil gas RBSLs are applicable to soil gas concentrations immediately below the building floor.

### 4.0 CONCLUSIONS

Both soil and groundwater analytical results from this and previous investigations indicate that low-permeability silts and clays beneath the site have resulted in limited impacts to soil and groundwater from past UST-related hydrocarbon releases at the site. The only hydrocarbon constituent detected in downgradient borings IB-3 and IB-4, located near the south project site property line, was low levels of Methyl Tertiary Butyl Ether (MTBE) in grab groundwater samples from these borings. The





MIDAS MUFFLER AND AUTO REPAIR

○ - SOIL VAPOR SAMPLE LOCATION

⬆ - GROUNDWATER MONITORING WELL LOCATION

● - INVESTIGATIVE BORING LOCATION



DESIGNED BY	CHECKED BY	DATE	FIGURE
DRAWN BY JEG	SCALE	02/26/01	2
PROJECT NO. 106-02-02		SITE PLAN	
		CORWOOD CAR WASH 6973 VILLAGE PARKWAY	
<b>GRI BI Associates</b>			

**Table 1**  
**SOIL HYDROCARBON ANALYTICAL RESULTS**  
 Corwood Car Wash, Dublin, California

Sample ID	Sample Depth	Concentration, milligrams per kilogram (mg/kg), parts per million (ppm)						
		TPH-G	B	T	E	X	MTBE	Oxygenates
B-1-8'	8.0 feet	3.2	<0.0020	<0.0020	0.0043	<0.0040	0.011	All ND
B-1-12'	12.0 feet	17	0.014	<0.0020	0.072	<0.0040	0.018	All ND
B-1-31'	31.0 feet	9.0	0.0036	<0.0020	0.025	<0.0040	<0.0050	All ND
B-2-12'	12.0 feet	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	<0.0050	All ND
B-3-12	12.0 feet	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.010	All ND
B-3-26'	26.0 feet	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	<0.0050	All ND
B-4-9'	9.0 feet	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	<0.0050	All ND
B-4-25'	25.0 feet	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.013	All ND
B-5-8'	8.0 feet	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	<0.0050	All ND
B-6-18'	18.0 feet	<0.050	<0.0020	<0.0020	<0.0020	<0.0040	0.0050	All ND
B-7-11'	11.0 feet	<0.50	<0.0020	<0.0020	<0.0020	0.0026	<0.0050	All ND
B-8-8'	8.0 feet	16	<0.0020	<0.0020	0.012	0.0022	0.016	All ND
B-8-12'	12.0 feet	1.3	<0.0020	<0.0020	<0.0020	0.0026	<0.0050	All ND
B-9-4.5	4.5 feet	12	<0.0020	<0.0020	0.0068	0.0043	<0.0050	All ND
B-9-8.0'	8.0 feet	47	<0.0020	<0.0020	0.026	<0.0040	<0.0050	All ND
B-9-12	12.0 feet	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	<0.0050	All ND
<b>Soil ESL</b>		<b>100</b>	<b>0.044</b>	<b>2.9</b>	<b>3.3</b>	<b>2.3</b>	<b>0.023</b>	<b>Various</b>

TPH-G = Total Petroleum Hydrocarbons as Gasoline  
 TPH-D = Total Petroleum Hydrocarbons as Diesel  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene  
 X = Xylenes  
 <0.50 = Not detected above the expressed value.

ESL = Shallow Soil and Groundwater Environmental Screening Levels for evaluation of commercial/industrial land use, where groundwater is a current or potential drinking water source, as contained in *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, San Francisco Bay Regional Water Quality Control Board, Interim Final, February 2005, Appendix 1, Table A-2.

# ATTACHMENT 6

# ASSESSOR'S MAP 941

Code Area Nos. 26-001

210

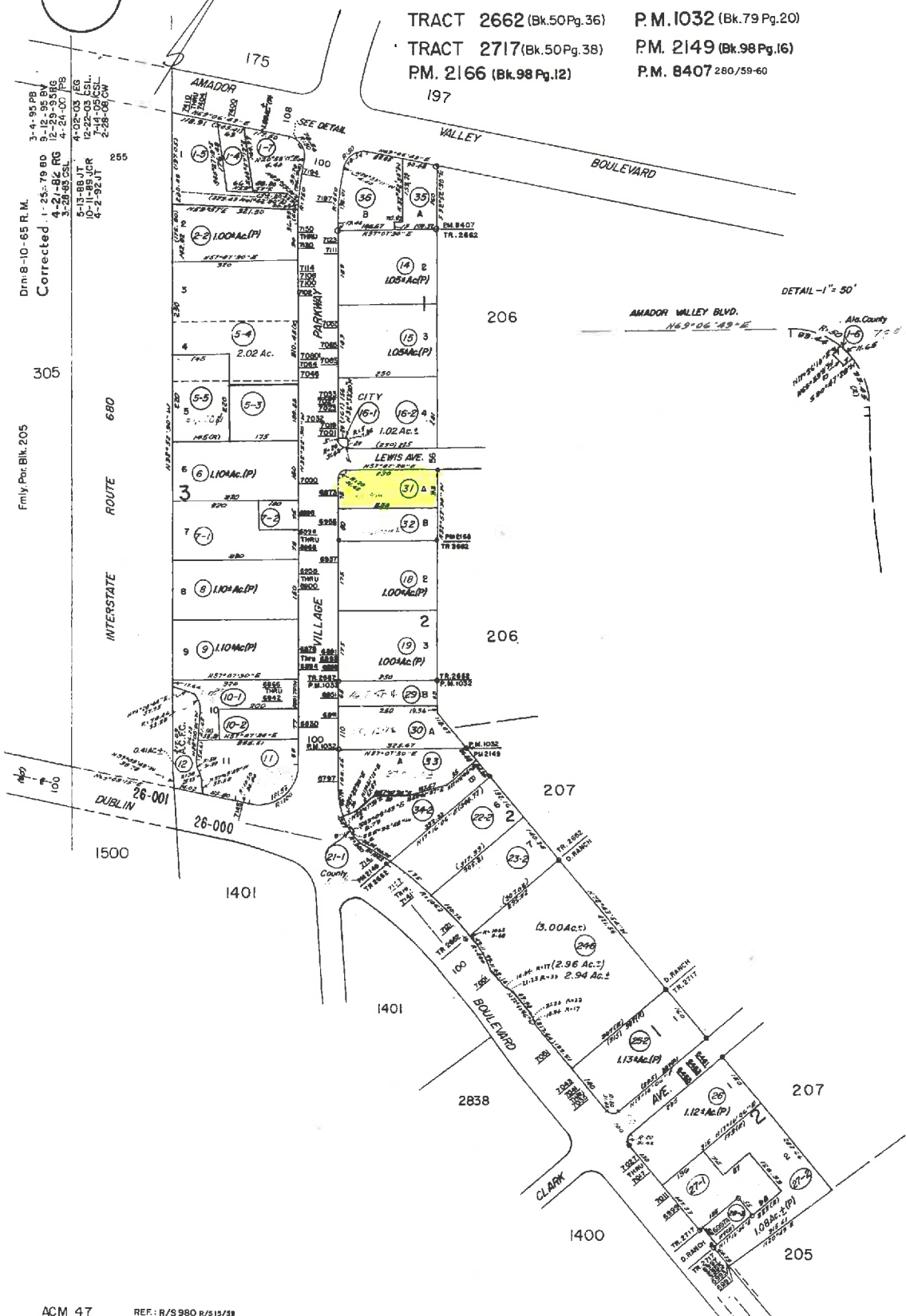
Scale: 1" = 200'

MAP OF A SUB. OF PLOT 'A' OF THE DOUGHERTY RANCH (POR. PLOT 59) (Bk. 15 Pg. 17)

TRACT 2662 (Bk. 50 Pg. 36)	P.M. 1032 (Bk. 79 Pg. 20)
TRACT 2717 (Bk. 50 Pg. 38)	P.M. 2149 (Bk. 98 Pg. 16)
P.M. 2166 (Bk. 98 Pg. 12)	P.M. 8407 280/59-60

Dm. 8-10-65 R.M. Corrected

Fmly. Por. Blk. 205





COUNTY OF ALAMEDA  
**Assessor's Office**

**Property Value System**

[History](#)

[Value](#)

[Transfer](#)

[Map](#)

[Glossary](#)

Parcel Number: **941-210-31** Inactive: **N** Lien Date: **01/01/2016** Owner: **SINGH KEWAL**  
 Property Address: **6973 VILLAGE PKWY, DUBLIN, CA 94568-2405**

[Parcel History](#)

Mailing Name	Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
SINGH KEWAL c/o CORWOOD CAR WASH	<a href="#">List Owners</a> 6973 VILLAGE PKWY , DUBLIN, CA 94568-2405	08/30/2000	2000-261679	\$1,250,000	1	<a href="#">8000</a>
WOODWARD ROGER L c/o ROGER L WOODWARD	<a href="#">List Owners</a> PO BOX 2688 , DUBLIN, CA 94568-0288	08/16/1983	1983-149263		1	<a href="#">8000</a>
WOODWARD ROGER L & RICHARD S & CORETTE J E 3RD	<a href="#">List Owners</a> 6973 VILLAGE PKWY , DUBLIN, CA 94568-2405	08/16/1983	1983-149260		1	<a href="#">8000</a>
CORWOOD ENTERPRISES	<a href="#">List Owners</a> 6973 VILLAGE PKWY , DUBLIN, CA 94568-2405	04/20/1972	1972-51396		<u>2</u>	<a href="#">8000</a>

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.  
 Click [here](#) for more information regarding supported browsers.

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COUNTY OF ALAMEDA  
**Assessor's Office**

**Property Value System**

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[New Query](#)

- [History](#)
- [Value](#)
- [Transfer](#)
- [Map](#)
- [Glossary](#)

Parcel Number: **941-210-17**    Inactive: **Y**    Lien Date: **01/01/2016**    Owner: **CORWOOD ENTERPRISES**  
 Property Address: **6973 VILLAGE PKWY, DUBLIN, CA 94568-2405**

[Parcel History](#)

Mailing Name

Historical  
Mailing Address

Document  
Date

Document  
Number

Value From  
Trans Tax

Parcel  
Count

Use

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

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Click [here](#) for more information regarding supported browsers.

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ENVIRONMENTAL HEALTH DEPARTMENT  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

October 19, 2016

Roger Woodward  
Woodward Family Trust  
16972 W. Anasazi Court  
Surprise, Arizona 85387-2891

Kewal Singh  
Corwood Carwash  
6973 Village Parkway  
Dublin, CA 94568

Roger L. and Richard S. Woodward and J.E. Corette III  
6973 Village Parkway  
Dublin, CA 94568

Subject: Notice of Responsibility Update for Fuel Leak Case No. RO0002432 and GeoTracker Global ID T06019701663, Corwood Carwash, 6973 Village Parkway, Dublin, CA 94568

Gentlemen:

In a Notice of Responsibility (NOR) dated March 13, 2000, Mr. Roger Woodward was notified that the above referenced site had been placed in the Local Oversight Program and that he had been named as a Responsible Party for the fuel leak case. Additional parties have been named as Responsible Parties for the fuel leak case in the attached updated NOR as defined under 23 C.C.R Sec. 2720. Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

Should you have any questions, please contact me at (510) 567-6708 or send me an e-mail message at [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org)

Sincerely,

Digitally signed by Karel  
Detterman  
DN: cn=Karel Detterman, o, ou,  
email=karel.detterman@acgov.or  
g, c=US  
Date: 2016.10.18 16:16:58 -07'00'

Karel Detterman, P.G.  
Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations  
Electronic Report Upload (ftp) Instructions  
Attachment A – Responsible Parties Data Sheet-Notice of Responsibility (NOR)

cc: James Gribi, Gribi Associates, (Sent via E-mail to: [JGribi@gribiassociates.com](mailto:JGribi@gribiassociates.com))  
Dilan Roe, ACDEH (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Karel Detterman, ACEH (Sent via E-mail to: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org))  
Paresh Khatri, ACDEH (Sent via E-mail to: [paresh.khatri@aceh.org](mailto:paresh.khatri@aceh.org))  
Case Electronic File, GeoTracker

ALAMEDA COUNTY  
**HEALTH CARE SERVICE  
AGENCY**



ENVIRONMENTAL HEALTH DEPARTMENT  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

REBECCA GEBHART, Interim Director

Certified Mail #: 7011 3500 0003 1848 1530

October 19, 2016

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**CORWOOD CARWASH  
6973 VILLAGE PARKWAY  
DUBLIN, CA 94568**

**Local ID: RO0002432  
Related ID: NA  
RWQCB ID: NA  
Global ID: T06019701663**

**Responsible Party:**

**ROGER WOODWARD  
WOODWARD FAMILY TRUST  
16972 W. ANASAZI COURT  
SURPRISE, AZ 85387-2891**

**Date First Reported: 7/13/2016**  
**Substance:**

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

**Funding for Oversight: LOPS - LOP State Fund**  
**Multiple RPs?: Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified ROGER WOODWARD, WOODWARD FAMILY TRUST as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Karel Detterman at this office at (510) 567-6708 if you have questions regarding your site.

Date: 10-19-2016

RONALD BROWDER, Director  
Contract Project Director

Action: Add  
Reason: Add

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe, ACDEH (email: dilan.roe@acgov.org), File





REBECCA GEBHART, Interim Director

Certified Mail #: 7011 3500 0003 1848 1523

October 19, 2016

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**CORWOOD CARWASH  
6973 VILLAGE PARKWAY  
DUBLIN, CA 94568**

**Local ID: RO0002432  
Related ID: NA  
RWQCB ID: NA  
Global ID: T06019701663**

**Responsible Party:**

**ROGER L. AND RICHARD S. WOODWARD  
AND J.E. CORETTE III  
6973 VILLAGE PARKWAY  
DUBLIN, CALIFORNIA 94568-2405**

**Date First Reported: 7/13/2016**  
**Substance:**

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

**Funding for Oversight: LOPS - LOP State Fund**  
**Multiple RPs?: Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified ROGER L. AND RICHARD S. WOODWARD AND J.E. CORETTE III as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Karel Detterman at this office at (510) 567-6708 if you have questions regarding your site.

Date: 10-19-2016

RONALD BROWDER, Director  
Contract Project Director

Action: Add  
Reason: Add

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe, ACDEH (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY  
**HEALTH CARE SERVICE  
AGENCY**



ENVIRONMENTAL HEALTH DEPARTMENT  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

REBECCA GEBHART, Interim Director

Certified Mail #: 7011 3500 0003 1848 1516

October 19, 2016

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**CORWOOD CARWASH  
6973 VILLAGE PARKWAY  
DUBLIN, CA 94568**

**Local ID: RO0002432  
Related ID: NA  
RWQCB ID: NA  
Global ID: T06019701663**

**Responsible Party:**

**KEWAL SINGH  
C/O CORWOOD CARWASH  
6973 VILLAGE PARKWAY  
DUBLIN, CA 94568-2405**

**Date First Reported: 7/13/2016**  
**Substance:**

- 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- 12034 Diesel fuel oil & additives (Nos. 1-D, 2-D, 2-4)

**Funding for Oversight: LOPS - LOP State Fund**  
**Multiple RPs?: Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified KEWAL SINGH C/O CORWOOD CARWASH as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Karel Detterman at this office at (510) 567-6708 if you have questions regarding your site.

 Date: 10-19-2016

RONALD BROWDER, Director  
Contract Project Director

Action: Add  
Reason: Add

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe, ACDEH (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 19, 2016

Site Name & Address:

**CORWOOD CARWASH  
6973 VILLAGE PARKWAY  
DUBLIN, CA 94568**

**Local ID: RO0002432  
Related ID: NA  
RWQCB ID: NA  
Global ID: T06019701663**

All Responsible Parties

---

**RP has been named a Primary RP –WOODWARD FAMILY TRUST  
ATTN: ROGER WOODWARD  
16972 W. ANASAZI COURT | SURPRISE, AZ 85387-2891 | No Phone Number Listed**

---

**RP has been named a Primary RP – ROGER L. AND RICHARD S. WOODWARD AND J.E. CORETTE III  
6973 VILLAGE PARKWAY | DUBLIN, CALIFORNIA 94568-2405 | No Phone Number Listed**

---

**RP has been named a Primary RP – CORWOOD WASH  
Attn: KEWAL SINGH  
6973 VILLAGE PARKWAY | DUBLIN, CA 94568 | No Phone Number Listed**

---

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
  2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
  3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
  4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."
-

## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

October 19, 2016

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### **Existence of Unauthorized Release**

On January 31, 2000 two underground storage tanks (USTs) were removed from the site. Soil samples collected from beneath the USTs detected concentrations of up to 140 milligrams per kilogram (mg/kg) Total Petroleum Hydrocarbons as Gasoline (TPHg) and 1,800 mg/kg TPH as diesel (TPHd). Soil samples collected from beneath the Fuel Dispensers detected concentrations of up to 550 mg/kg TPHg, 2,500 mg/kg TPHd. Water samples collected from the UST pit detected concentrations of up to 42 micrograms per liter (ug/L) TPHg, 190 ug/L TPHd, and 5.4 ug/L methyl tert butyl ether (MTBE). These data indicate that an unauthorized release from the USTs had occurred at the Site.

### **Responsible Party Identification**

Roger L. and Richard S. Woodward and J.E. Corette III purchased or acquired the property on August 16, 1983. Roger L. and Richard S. Woodward and J.E. Corette III have been named as a Responsible Parties for site because they owned or operated a UST used for the storage of a hazardous substance (Definition 1) and they owned the property where an unauthorized release of a hazardous substance has occurred (Definition 3).

Ownership of the property was assumed by Roger L. Woodward on August 16, 1983. Roger L. Woodward is a responsible party because he owned or operated a UST used for the storage of a hazardous substance (Definition 1) and he owned the property where an unauthorized release of a hazardous substance from an underground storage tank has occurred (Definition 3).

Kewal Singh care of Corwood Carwash purchased or acquired the property on August 30, 2000. Kewal Singh care of Corwood Carwash have been named as a Responsible Party for site because he owned the property where an unauthorized release of a hazardous substance has occurred (Definition 3).

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Certified Mail # P 143 589 310  
03/13/2000

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

Notice of Responsibility

StID#: 696  
Corwood Car Wash  
6973 Village Pkwy  
Dublin, CA 94568

SITE

Date First Reported 02/04/2000  
Substance: Gasoline  
Funding (Federal or State): F  
Multiple RPs?: N

Roger Woodward


P. O. Box 2688  
Dublin, CA 94568

Responsible Party (RP)  
Property Owner

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has(have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified Roger Woodward as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency within 20 calendar days of receipt of this notice which identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 227-4349 or telephone (916) 227-4408.

Pursuant to section 25299.37(c)(7) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact Eva Chu, Hazardous Materials Specialist at this office at (510) 567-6700 for further information about the site designation process.

  
Ariu Levy, Chief  
Contract Project Director

Date: 3/14/00

Please Circle One Add Delete Change

Reason: Re-open case

cc: Lori Casias, SWRCB  
Eva Chu, Hazardous Materials Specialist

Report: Reimb97 5/99

# ATTACHMENT 7



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

**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**CORWOOD CARWASH  
6973 VILLAGE PARKWAY  
DUBLIN, CA 94568  
FUEL LEAK CASE RO0002432  
GEOTRACKER GLOBAL ID T06019701663**

**January 15, 2016**

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-Threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Karel Detterman at the address below; all comments will be forwarded to the responsible parties. Comments **received by March 15, 2016** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Karel Detterman at 510-567-6708 or by email at [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org). Please refer to ACEH case RO0002432 in any correspondence.

Sort APN	Parcel APN	Name	Street/Address	Unit	City	Zip	Zip_4
941 020606100	941-206-61	MCTEE DONNA M & DONNA J	6950 PORTAGE RD		DUBLIN CA	94568	2541
941 020606200	941-206-62	SKINNER KATHLEEN	6936 PORTAGE RD		DUBLIN CA	94568	2541
941 020606300	941-206-63	MILLER NICOLAS C & HEIDI O TRS	7193 ELK CT		DUBLIN CA	94568	2536
941 020606400	941-206-64	PLOWMAN RICHARD A	7199 ELK CT		DUBLIN CA	94568	2536
941 020606500	941-206-65	MCKNAUGHTON DANIEL W 3RD & MELODY J	7200 ELK CT		DUBLIN CA	94568	2536
941 020607000	941-206-70	LEWIS THOMAS E & JOCELYN N	7161 PIKE CT		DUBLIN CA	94568	2558
941 020607100	941-206-71	RIVAS JOSEPH & ANITA TRS	7167 PIKE CT		DUBLIN CA	94568	2558
941 021000503	941-210-5-3	B & B BORDEN LLC	6 SKY TER		DANVILLE CA	94526	3736
941 021000503	941-210-5-3	OCCUPANT	7032 VILLAGE PKWY		DUBLIN CA	94568	3887
941 021000600	941-210-6	LEE SANG H & CHUNG EUN J	2315 WESTBRIDGE LN		PLEASANTON CA	94568	3887
941 021000600	941-210-6	OCCUPANT	7000 VILLAGE PKWY		DUBLIN CA	94568	3152
941 021000701	941-210-7-1	PARKWAY INVESTORS	6500 DUBLIN BLVD	202	DUBLIN CA	94568	3152
941 021000702	941-210-7-2	PARKWAY INVESTORS	6968 VILLAGE PKWY	202	DUBLIN CA	94568	3152
941 021000702	941-210-7-2	OCCUPANT	6500 DUBLIN BLVD		DUBLIN CA	94568	3152
941 021000800	941-210-8	FERNANDEZ CHARLOTTE & JOSEPH JR ETAL	6998 VILLAGE PKWY		DUBLIN CA	94568	9748
941 021001602	941-210-16-2	OCCUPANT	11109 WALMORST RD		WILTON CA	94583	9748
941 021001602	941-210-16-2	GHYSELS ALBERT A TR & GHYSELS MAURICE A TR	6900 VILLAGE PKWY		DUBLIN CA	94568	5948
941 021001602	941-210-16-2	OCCUPANT	1523 HOPVARD RD		PLEASANTON CA	94566	5948
941 021001800	941-210-18	BRACKNEY & HEITZMANN PTP	7033 VILLAGE PKWY		DUBLIN CA	94568	2830
941 021001800	941-210-18	OCCUPANT	1692 CLEARFROOKE DR SE		LACEY WA	98503	2830
941 021001900	941-210-19	RAMITZER C A TRUSTEE	6937 VILLAGE PKWY		DUBLIN CA	94568	8276
941 021003100	941-210-31	SINGH KEWAL	1748 VERACRUZ TRL		REDDING CA	96003	8276
941 021003200	941-210-32	REALTY INCOME CORPORATION	6891 VILLAGE PKWY		DUBLIN CA	94568	2405
941 021003200	941-210-32	OCCUPANT	PO BOX 460089		ESCONDIDO CA	92046	0089
		ZONE 7 WATER AGENCY	100 N. CANYONS PARKWAY		LIVERMORE CA	94551	
		SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKLAND CA	94612	

[CWINET@ZONE7WATER.COM](mailto:CWINET@ZONE7WATER.COM)

COLLEEN WINEY

94551

LIVERMORE CA

100 N. CANYONS PARKWAY

ZONE 7 WATER AGENCY

COLLEEN WINEY

[CMCCALOU@WATERBOARDS.CA.GOV](mailto:CMCCALOU@WATERBOARDS.CA.GOV)

CHERIE MCCALOU

94612

OAKLAND CA

1515 CLAY STREET

SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD

CHERIE MCCALOU