PACIFIC
ENVIRONMENTAL
GROUP, INC.

November 5, 1992
Project 305-94.01

Mr. Paul Hayes
Shell Oil Company
P.O. Box 5278
Concord, California 94520

Re: Former Shell Service Station
2724 Castro Valley Boulevard at Lake Chabot Road
Castro Valley, California
WIC No 204-1381-0407

Dear Mr. Hayes:

This letter presents a work plan prepared by Pacific Environmental Group, Inc. (PACIFIC) for Shell Oil Company at the site referenced above (Figures 1 and 2). The purpose of this work is to excavate soils impacted by oil and grease in the vicinity of the former waste oil tank at the site. The scope of work proposed in this work plan includes the following:

- Excavation and disposal of soils impacted by oil and grease in the vicinity of the former waste oil tank.
- Laboratory analysis of soil samples.

Included in this work plan is a brief discussion of site background, scope of work and procedures for the work to be performed, and a schedule of events.

INTRODUCTION

Background

The site is located at the northeast corner of Castro Valley Boulevard and Lake Chabot Road in Castro Valley, California (Figures 1 and 2). The site lies at the western edge of Castro Valley, south of the San Leandro Hills. Topography in the vicinity of the site is rolling. The site is approximately 100 feet above mean sea

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level. The nearest natural drainage is approximately 300 feet west of the site. Depth to groundwater in the vicinity is approximately 10 feet. Groundwater flow at the site is to the south.

Environmental investigation at the site was initiated in November 1986, when the waste oil tank was replaced. Results from investigation in the vicinity of the waste oil tank are summarized below:

- In November 1986, Blaine Tech Services (Blaine) replaced one 550-gallon waste oil tank with a double-walled tank and conducted field sampling. Analysis of a soil sample collected at a depth of 7 feet in the excavation showed oil and grease at a concentration of 69 parts per million (ppm).
- In January 1990, Converse Environmental West, Inc. (CEW) installed and sampled Wells MW-1 through MW-3 and MW-5, and drilled Soil Boring SB-1. Analysis of the soil samples found maximum concentrations of total petroleum hydrocarbons calculated as diesel (TPH-d) and total petroleum hydrocarbons calculated as motor oil (TPH-mo) at a depth of 5 feet in Well MW-1 of 5.8 and 73 ppm, respectively. Soil from Well MW-2 near the waste oil tank location had a maximum concentration of 370 ppm oil and grease.
- In May 1990, CEW drilled and sampled Boring SB-2 near the station building. Analysis of the soil samples showed 1.0 ppm total petroleum hydrocarbons calculated as gasoline (TPH-g), 14 ppm TPH-d, and 73 ppm TPH-mo at a depth of 4.5 feet.
- In August 1991, CEW collected soil samples in the excavations for the removal of the new waste oil and fuel tanks. Five soil samples were collected from the waste oil tank excavation. Analytical results indicated concentrations up to 7.8 ppm TPH-g and 1,400 ppm oil and grease in the sample closest to the southeast corner of the station building.
- In September, 1991 CEW drilled Borings SB-6 through SB-9 through the floor in the southeast corner of the station building, near the location of the former waste oil tank. Samples were analyzed, and the highest concentrations were found in Boring SB-9 at a depth of 5 feet. This sample contained 1,800 ppm TPH-g, 380 ppm TPH-d, and 1,800 ppm oil and grease.

Concentrations of 770 ppm TPH-g, 280 ppm TPH-d, and 740 ppm oil and grease were found in Boring SB-6 at a depth of 5 feet.

- Gettler-Ryan Inc. and Geostrategies, Inc. recently collected soil samples below the hydraulic lifts inside the station building. Two samples were collected below the hydraulic lifts and contained 38 ppm and 98 ppm TPH-mo.
- Approximately 1,200 cubic yards of soil have been excavated and removed from the site. The soils were excavated from the former tank complex area in three stages between March and October, 1989, and disposed of at a Class II waste disposal site.

Objective and Scope of Proposed Work

The objective of the proposed scope of work is to excavate oil and grease-impacted soils in the vicinity of the former waste-oil tank and below the southeastern corner of the station building. The scope of work will consist of: collecting soil samples while supervising overexcavation screening samples in the field using an organic vapor analyzer, submitting samples for laboratory analysis, sampling to characterize the stockpiled soils for disposal, and detailing the results in a report.

PROCEDURES

All soil samples will be collected in accordance with Regional Water Quality Control Board guidelines as described in "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". The samples will be collected using a backhoe. When a backhoe bucket of soil is brought to the surface, approximately 3 inches of soil will be scraped off and a clean brass ring will be driven into the soil. The ends of the brass ring will be covered with Teflon sheets and plastic caps, sealed with silicon tape, and the ring labeled and placed in plastic bag. The samples will be logged onto chain-of-custody forms and immediately placed on ice for transport to a California State-certified laboratory.

Soils will be excavated to low or non-detectable levels of oil and grease in all directions from the southeast corner of the former station building. Groundwater at the site is approximately 9 feet below grade; the excavation is not expected to be deeper than 9 feet.

Laboratory Analysis

The analysis for oil and grease will be performed according to gravimetric method SM 5520 E&F. All analyses will be performed by a state-certified laboratory.

SCHEDULE

A revised schedule of work has been adopted at the site, due to the discovery of asbestos in the roofing sealant material in the station building (Attachment A). Building and canopy demolition were originally scheduled to be completed by November 6, 1992. Excavation of the soils impacted by oil and grease at the site is now expected to begin after December 4, 1992 according to the following schedule:

- Obtain quotes for Asbestos removal by November 6, 1992.
- Removal of the Asbestos material by November 20, 1992.
- Complete building and canopy demolition, removal of oil/water separator, asphalt and concrete by December 4, 1992.
- Excavation and sampling between December 4 and December 6, 1992.
- Submittal of samples to the laboratory by December 6, 1992.
- Review of analytical results and schedule of additional excavation, if necessary, by December 22, 1992.

PACIFIC will provide the Alameda County Health Care Services Agency with revision to the schedule if required.

REPORT

Following completion of the above scope of services, a report will be issued which will include the laboratory analytical results with chain-of-custody documentation, a map showing the extent of the excavation, and a discussion of findings.

OFF-SITE ASSESSMENT

Off-site assessment downgradient of the site will begin after the property owner returns the required encroachment agreements.

If you have any questions regarding the contents of this letter, please call.

Sincerely,

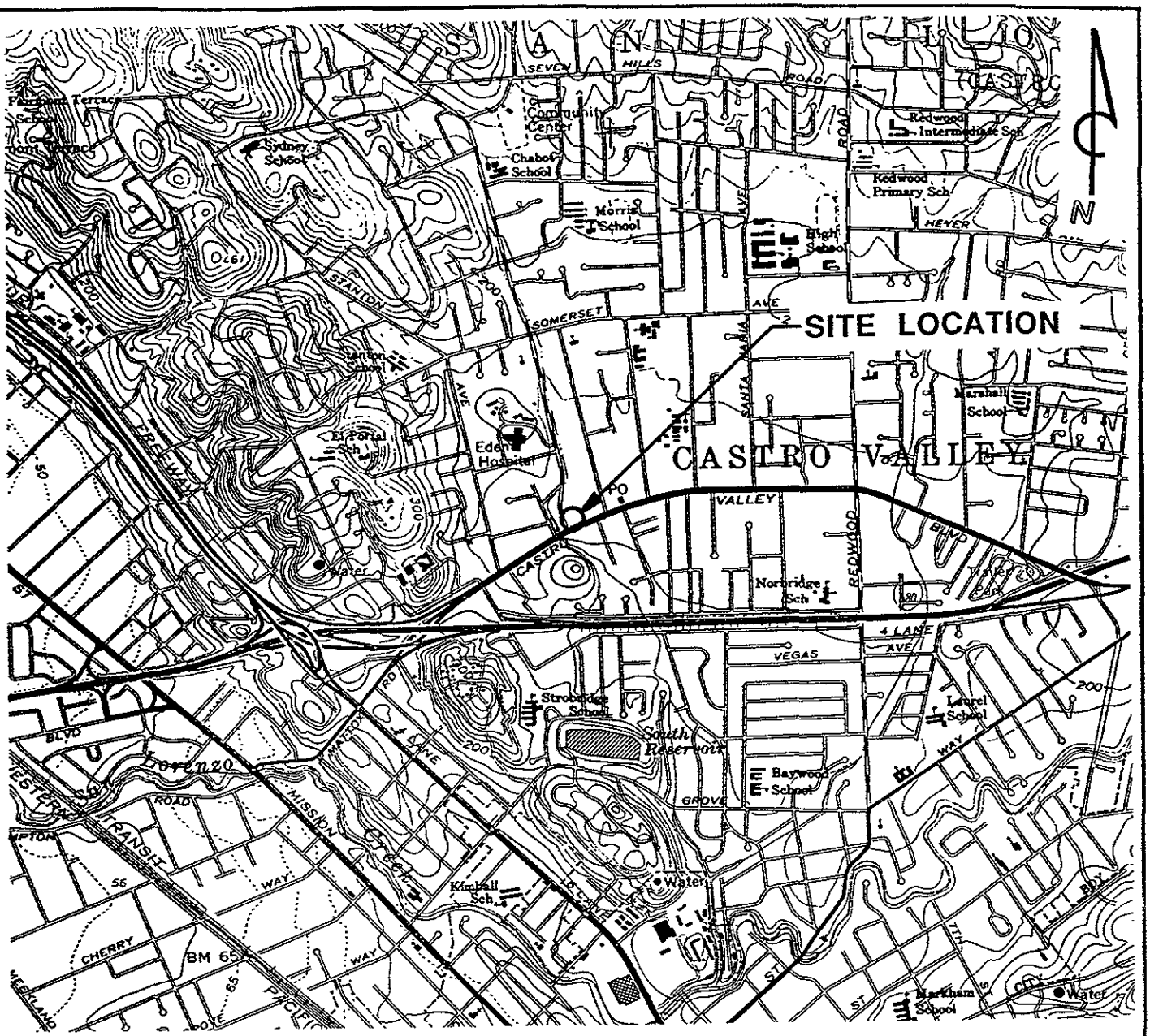
Pacific Environmental Group, Inc.

Andrew Willerton
Senior Staff Geologist

Michael Hurd
Project Geologist
RG 5319

Attachments: Figure 1 - Site Location Map
Figure 2 - Site Map with Former Waste Oil Tank Location
Attachment A - Building Demolition Schedule

cc: Mr. Larry Seto, Alameda County Health Care Services Agency
Mr. Rich Hiett, Regional Water Quality Control Board
Mr. Larry Turner, Shell Oil Company
Mr. Richard Fenn, Larson, Burnham and Turner
Mr. David Swope, Shell Oil Company
Dr. Mohsen Mehran, Owner Consultant
Mr. Matthew Righetti, Righetti Law Firm
Mr. Richard A. Schoenberger, Esq., Walkup, Shelby, Bastian, Melodia, Kelly, Echeverria and Link



QUADRANGLE LOCATION

REFERENCES:
USGS 7.5 MIN. TOPOGRAPHIC MAP
TITLED: HAYWARD, CALIFORNIA
DATED: 1959 REVISED: 1980

SCALE

2000 0 2000 FEET

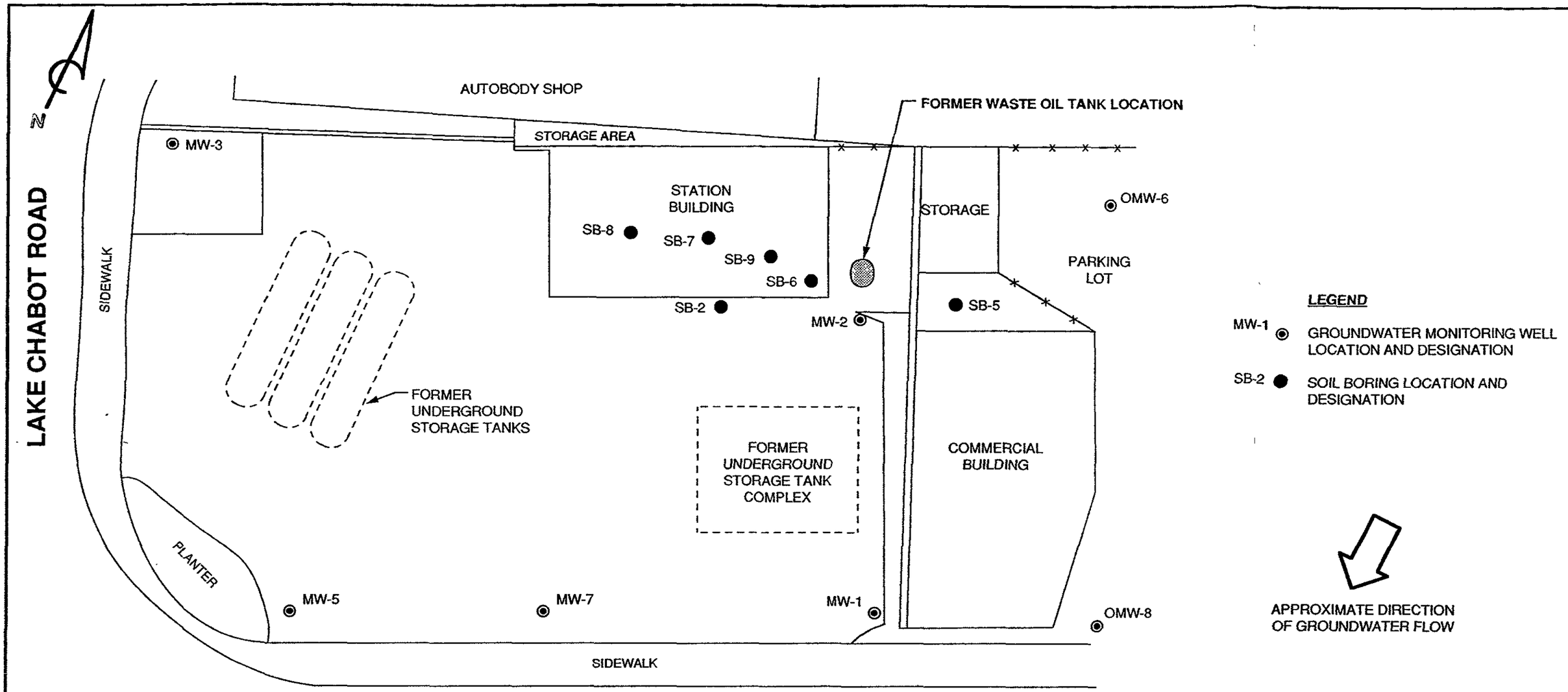
PACIFIC ENVIRONMENTAL GROUP, INC.

FORMER SHELL SERVICE STATION
2724 Castro Valley Boulevard at Lake Chabot Road
Castro Valley, California

SITE LOCATION MAP

FIGURE: 1

PROJECT: 305-94.01



PACIFIC ENVIRONMENTAL GROUP, INC.

SCALE
0 20 40 FEET

FORMER SHELL SERVICE STATION
2724 Castro Valley Boulevard at Lake Chabot Road,
Castro Valley, California

SITE MAP

FIGURE: **2**

PROJECT: 305-94.01

11/04/92

ATTACHMENT A

BUILDING DEMOLITION SCHEDULE

gettler — ryan inc.

October 26, 1992

Mr. E. Paul Hayes
Shell Oil Company
Post Office Box 5278
Concord, California 94520-9998

SUBJECT: FORMER SHELL SERVICE STATION
2724 Castro Valley Boulevard
Castro Valley, California

Mr. Hayes:

Enclosed is a copy of the Asbestos Survey report prepared for the subject location. The asbestos survey was conducted in compliance with Bay Area Air Quality Management District building demolition requirements.

As indicated in the report, asbestos was identified in the roofing sealant material. Prior to our scheduled demolition of the former service station building, the asbestos will need to be removed by a licensed asbestos contractor. A revised schedule for the site demolition is presented below:

- o Obtain quotes for asbestos removal. — November 6, 1992
- o Removal of the asbestos material. — November 20, 1992
- o Complete building and canopy demolition, remove oil/water separator, remove asphalt and concrete. — December 4, 1992

The above schedule is tentative. A final construction schedule will be submitted once an asbestos contractor has been selected.

If you have any questions or comments, please call.

Sincerely,

John Werfal

JW/rmt