

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R069C

November 14, 1997

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

STID 5802

Unifirst Corporation
68 Jonspin Road
Wilmington, MA 01887
Attn: Brian Keegan

RE: INTERSTATE NUCLEAR SERVICES, 65 RAY STREET, PLEASANTON

Dear Mr. Keegan:

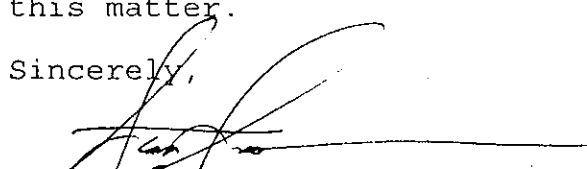
At the request of Mr. Shawn Munger of Engeo Incorporated, staff have evaluated recent environmental testing data and case closure criteria previously applied to this underground storage tank (UST) site. This evaluation was performed to determine whether public health was adequately protected should the site be redeveloped from the current commercial use, to a residential or mixed commercial/residential use.

Based on information in the above-referenced file, including data derived from recent soil borings emplaced along the eastern flank of this contiguous site, and with the provision that such information is accurate and representative of site conditions, it appears public health will be adequately protected should the site be redeveloped to a more sensitive use. As a conservative risk-management measure, however, we recommend the placement of 20 mil thick vapor barriers beneath any slab-on-grade foundations for structures built within approximately 50 lateral feet of the former Interstate Nuclear Services UST complex.

Please find attached a *revised* page 3 of the December 24, 1996 "Case Closure Summary" which presents, under the heading of *Site Management Requirements*, the request for placement of the noted vapor barriers.

Please contact our office if you have any questions regarding this matter.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

enclosure

Mr. Keegan
RE: 65 Ray St., Pleasanton
November 14, 1997
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c: Dick Pantagon, Chief, Env. Protection Division
Kevin Graves, RWQCH
Chris Boykin, Livermore-Pleasanton Fire Department
Arthur W. & Anne G. Dunkley Martial Property Trust
239 Main St., Ste. E, Pleasanton, CA 94566
Castlewood Land Company, 239 Main St., Ste. E
Pleasanton, CA 94566
Shawn Munger, Eugeo, Inc., 2401 Crow Canyon Rd., Ste. 2000
San Ramon, CA 94583
SOS/files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20696

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

July 30, 1996

STID 5802

Mr. Brian E. Keegan
UniFirst Corporation
68 Jonspin Road
Wilmington, MA 01887-1086

RE: (FORMER) NUCLEAR LAUNDRY, 65 RAY STREET, PLEASANTON,
ALAMEDA COUNTY, CALIFORNIA

Dear Mr. Keegan:

We are in receipt and have completed review of the July 2, 1996 SEMCO / HK2, Inc. work plan for the initial phase of the soil and water investigation to be performed at the subject site. This work plan was reviewed in context with data generated during the May 1995 underground storage tank (UST) removal and agency objectives for this phase of the investigation.

Proposed work plan scope entails the drilling of a single soil boring through the eastern portion of the restored UST excavation to ground water, or maximum depth of 80' below grade (BG). Soil samples are proposed to be collected at regular intervals as the auger is advanced. A "grab" ground water sample will be collected at the boring terminus if encountered.

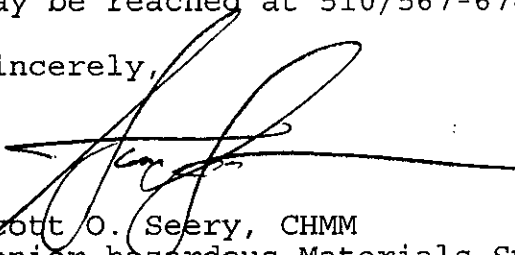
The cited SEMCO / HK2, Inc. work plan has been accepted with the following revisions:

- 1) The single soil boring should be advanced either:
 - a) through the western portion of the former UST pit (where the highest fuel concentrations were identified during the 1995 UST removals); or,
 - b) slightly west (<10') and topographically downslope of the approximate former UST location, should the former UST locations prove difficult to determine precisely due to the recent removal of structures and other landmarks.
- 2) Soil samples collected during boring advancement should be collected at 5' intervals, beginning at the 10' depth and continuing to 30' BG, at which point samples may be collected at 10' intervals as proposed to the depth explored.

Mr. Keegan
RE: 65 Ray Street, Pleasanton
July 30, 1996
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Please contact this office when field work is slated to begin. I may be reached at 510/567-6783.

Sincerely,



Scott O. Seery, CHMM
Senior hazardous Materials Specialist

cc: Mee Ling Tung, Agency Director
William Halvorsen, Pleasanton Fire Department
Stanley Klemetson, Ph.D., SEMCO/HK2, Inc.
1751 Leslie Street
San Mateo, CA 94402

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#696

RAFAT A. SHAHID, DIRECTOR

February 9, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

567-6700

STID 5802

Interstate Uniform Rental Service, Inc.
68 Jonspin Road
Wilmington, MA 01887

RE: (FORMER) NUCLEAR SERVICES, 65 RAY STREET, PLEASANTON,
ALAMEDA COUNTY, CALIFORNIA

To whom it may concern:

This agency is in receipt of and has completed review of the July 1995 SEMCO report documenting the May 1995 removal of two underground storage tanks (UST) from the subject site. Because a noteworthy release of fuel hydrocarbons was reportedly identified during UST closure activities, the city of Pleasanton Fire Department has referred this case to us for continued oversight. A summary of the facts in this case and the basis for requesting additional environmental assessment work follows.

It is reported that two (2) USTs were removed from the site on May 22, 1995 by SEMCO, an environmental contractor located in San Mateo, California. Both tanks were reportedly of single-wall steel construction and approximately 550 gallons in capacity. Several holes were observed in each tank. Petroleum odor and discoloration were identified in soil surrounding the tanks.

Initial soil samples collected from the base of the UST excavation and sidewalls revealed the presence of up to 3400 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPH-G) and 2.2 ppm benzene, among other target compounds identified. The UST pit was subsequently overexcavated to remove "hot spots" and resampled. The analysis of final samples indicate remaining soil concentrations were markedly reduced.

Please be advised that as a result of the confirmed release of product from the USTs at this site, certain tasks must be completed at this time. First, an *Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report* must be completed and submitted to this office within 7 working days. A copy of this form is enclosed with this letter for this purpose. Second, the California Regional Water Quality Control Board (RWQCB), San Francisco Bay region, and provisions of Article 11, *Corrective Action Requirements*, Title 23, California Code of Regulations (CCR), require additional environmental investigations to be performed when releases are discovered.

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The initial investigation which follows a release of this sort shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine the lateral and vertical extent of the release, and whether further assessment or cleanup are warranted. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board (SWRCB) Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of 23 CCR.

In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant you select submit a PSA work plan to this agency for review which presents planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the RWQCB **Appendix A**, also enclosed.

The PSA work plan is due within 90 days of the date of this letter. Work should commence no later than 60 days following work plan approval. A report must be submitted within 60 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final case closure.

The referenced initial and quarterly reports must describe the status of the investigation and include, among other elements, the following:

- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals are to be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Include a statement of qualifications for lead professionals involved with the project.

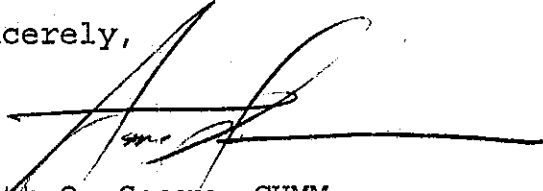
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Please be advised that this letter constitutes an official request for technical reports pursuant to California Water Code Section 13267(b).

For your information, as a result of SB2004, the Underground Storage Tank Cleanup Fund (Fund) was created to assist eligible owners and operators of leaking USTs with their efforts to assess and perform corrective action. The SWRCB manages the Fund. You are encouraged to contact the SWRCB Fund office at (916) 227-4529 about the process or to request an application to access these monies.

Please feel free to contact me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosures (2)

cc: Jun Makishima, Acting Director
William Halvorsen, Pleasanton Fire Department