

Department of Environmental Health

Project No. **4186-F2**

May 19, 1997

JUN 2 3 1997

Mr. Jim Nylen Nylen Homes, Inc. 87 W. March Lane, Suite 6 Stockton, CA 95207

Subject:

Former Parker's Shell 5293 Crow Canyon Road Castro Valley, California

ADDITIONAL CONSULTATION REGARDING RESIDENTIAL SITE CLOSURE

References:

- 1. Alameda County Environmental Health Services (ACEH); Letter Regarding Former Parker's Shell; 5293 Crow Canyon Road, Castro Valley, California; March 11, 1997.
- 2. ENGEO Inc.; Response to Alameda County Letter, Former Parker's Shell at 5293 Crow Canyon Road, Castro Valley, California; March 17, 1997.

Dear Mr. Nylen:

At your request, ENGEO has provided additional soil sampling, laboratory analysis and risk assessment work, in support of a site closure for the subject property. The purpose of the additional services was to provide supplemental data to allow regulatory site closure of the property for planned residential development. The scope of services included the following:

- ullet Recovery of a composite sample from a soil stockpile with analysis for soluble lead \checkmark
- Recovery of two additional soil samples from areas of the property previously exhibiting total petroleum hydrocarbon and BTEX concentrations
- Preparation of a site-specific health risk assessment by a Certified Industrial Hygienist, in accordance with ASTM guidelines

SOIL STOCKPILES

Soil stockpile "B", which was found to contain petroleum hydrocarbon contamination, will be removed from the property and disposed at an approved waste management facility. Stockpile "A",

Nylen Homes, Inc.
Former Parker's Shell
ADDITIONAL CONSULTATION REGARDING
RESIDENTIAL SITE CLOSURE

which exhibited a slightly elevated total lead level, was resampled to determine the soluble lead concentration. A composite sample was recovered from the stockpile, consisting of a four point sample. The soil samples were recovered by hand using 2-inch-diameter stainless steel sampling tubes. Following recovery, the sample was placed in a cooled ice chest and transported under documented chain of custody to American Environmental Network, in Pleasant Hill, California.

IN - SITU CONFIRMATION SAMPLING

In order to verify existing subsurface benzene levels, which were previously identified at locations SB-1 and SB-8, ENGEO resampled the former sample locations at the depths shown in the previous characterization report. The samples were recovered at a depth of five feet using a truck mounted rotary auger and a hand slide hammer equipped with 2-inch diameter stainless steel liners.

LABORATORY ANALYSIS

The composite sample from stockpile "A" was analyzed for soluble lead using the California Waste Extraction Test (WET). The discrete samples recovered from the approximate locations of borings SB-1 and SB-8 were analyzed for total volatile hydrocarbons as gasoline and BTEX. Table One provides a summary of the laboratory test results.

Sample No.	TPH(g)	Benzene	Toluene	E.Benzene	Xylenes	Lead (STLC)
SB-1A	ND	.0076	ND	.025	.063	
SB-8A	ND	ND	ND	ND	ND	
STKP-A						ND

ADDITIONAL ASTM RISK ASSESSMENT

A Tier II ASTM Risk Based Corrective Action Assessment was conducted by SCA Environmental, Inc (Attachments). The assessment included an evaluation of available information from Alameda County files, along with the current subsurface sampling and laboratory test data provided by ENGEO. The initial risk assessment conducted prior to the additional soil sampling/analysis, calculated a Site Specific Target Level (SSTL) of 5.8 x 10⁻³ mg/kg for benzene. This SSTL falls below the mean in-situ benzene level of 5.2 x 10⁻³ mg/kg. This level was extrapolated by SCA based on conservative degradation rates for benzene.

In order to further quantify the site-specific benzene data, ENGEO recovered confirmation soil samples from the locations of the previous recorded benzene data (SB-1 and SB-8). This reported data was incorporated into the ASTM Tier II analysis. At a 95 percent confidence interval, the

¹ Aqua Science Engineers, 1990.

Nylen Homes, Inc. Former Parker's Shell ADDITIONAL CONSULTATION REGARDING RESIDENTIAL SITE CLOSURE 4186-F2 May 19, 1997 Page 3

calculated benzene concentration is 3.4 x 10-3 mg/kg. This concentration falls below regulatory criteria for residential use.

SUMMARY AND CONCLUSIONS

Based on the additional soils sampling, laboratory analysis, and risk assessment conducted for the subject site, the property appears suitable for residential development.

We are pleased to be of continued service to you on this project. If you have any questions regarding the scope of the field and laboratory services or the findings of this report, please contact our office. At your request, a copy of this report has been provided to Ms. Amy Leech with the Alameda County Environmental Health Department.

Very truly yours,

ENGEO INCORPORATED

Reviewed by:

Shawn Munger

CHG 413

Brian Flaherty

Vice President CEG 1256

sm/ce:consult



Environmental, Inc.

Engineering and Environmental Consultants

SCA Project No. F-2082

May 12, 1997

Mr. Shawn Munger Engeo Incorporated 2401 Crow Canyon Road Suite 200 San Ramon, CA 94583

FAX: (510) 838-7425

Re.

Summary of Risk-Based Corrective Action Assessment Former Parker's Shell Facility - 5293 Crow Canyon Road Castro Valley, CA

Dear Mr. Munger:

This letter report summarizes the risk assessment performed of the subject property. The assessment was performed by SCA Environmental, Inc. (SCA) under contract to Engeo, Inc.

Background

Underground storage tanks were removed from the site in February 1989, according to Alameda County Health Services Agency files. Subsequent soil sampling (conducted in 1990) at the site revealed the presence of benzene in soil in concentrations ranging from Non-Detect to 4.3 mg/kg.

Proposed uses for the property include residential development. The Lead Agency, Alameda County Health Care Services, requested a site-specific evaluation of risk to human health and the environment from exposure to the subsurface soil contamination left in place, specifically to the benzene in soil.

Methodology

The assessment calculations were performed by SCA using Groundwater Services, Inc. (GSI) Tier II® software.

The assessment focused on a Soil Volatilization to Indoor Air pathway, for a residential scenario. Other pathways were not considered in this assessment. Since groundwater at the site was not impacted, based upon extensive sampling conducted in 1990 and before, the Soil Leaching to Groundwater pathway was not considered.

Surface soils were expected to have minimal concentrations of the analytes of concern, given the 8 year lag time since the USTs were removed and any surface impact from product may have occurred. The surface soils are expected to be dramatically altered by the planned residential renovation, including excavated for foundations, landscaped, paved, terraced, etc. Based on SCA's experience at similar sites, this pathway would not pose a significant exposure to workers or residents, under this scenario. The net effect was that Soil Volatilization to Outdoor Air was not anticipated to be a significant exposure pathway and was not evaluated.

Note that California toxicity slope factors for benzene were used.

Results

- 1. An initial Tier 2 assessment was performed of soil sampling data from 1990 and before.
 - a. The Tier 2 assessment established a site-specific target level (SSTL) for benzene of 5.8×10^{-3} mg/kg,
 - b. The mean benzene level at the site was 5.2×10^{-3} mg/kg, or below the SSTL. This level is based upon the 1990 soil sampling data; a degradation rate for benzene of 0.009, which is

the slowest degradation reported in Table X3.2 of ASTM Standard E1739; and a 95% upper confidence limit calculation.

- 2. A decision was made to conduct soil sampling of the areas which were identified as having the highest levels of benzene in the 1990 sampling data. These locations were identified as SB-1 and SB-8 in the 1990 sampling reports. Engeo staff conducted sampling at these locations, with analysis by Chromalab, Inc. See Engeo's documents, provided under separate cover, which detail this sampling activity. Note that Engeo's staff designated the locations SB-1A and SB-8A, respectively.
- 3. SCA used the 1997 soil sampling results from SB-1A and SB-8A, and deleted the 1990 soil sampling data for SB-1 and SB-8. Using these results, a Tier 1 assessment was performed of the new data set.
 - a. Using the 1997 data, the mean benzene concentration at the site, based upon a 95% upper confidence limit calculation, was 3.4×10^{-3} mg/kg (see Appendix A, Tier 1 Worksheet 5.5).
 - b. This concentration was based upon the most conservative first order decay constants listed in Table X3.2 of ASTM Standard E1739; and upon standard Method Detection Limits (MDLs) for analytical methods used. (see Appendix B, RBCA Chemical Database).
 - c. The Tier 1 assessment established a Risk-Based Screening Level (RBSL) for benzene of 5.8 x 10⁻³ mg/kg, using the California toxicity slope factor of 0.1 for benzene (see Appendix C, Tier 1 Worksheet 6.2).
 - d. The mean benzene level at the site was 3.4×10^{-3} mg/kg, or below the RBSL, for the Soil Volatilization to Indoor Air pathway with a residential scenario.

Conclusions

The site appears acceptable to develop for residential use, based upon the data supplied to us and the assessment detailed herein.

Please feel free to contact me at (415) 397-9936 with any questions or clarifications.

Sincerely

SCA ENVIRONMENTAL, INC.

Andy Hilliard, CIH, CSP, CHMM Regional Manager

Appendix:

A. Tier 1 Worksheet 5.5

B. RBCA Chemical Database

C. Tier I Worksheet 6.2



Appendix A Tier 1 Worksheet 5.5 Site Name: Parker's Shell Station Site Location: Castro Valley Completed By: Andy Hilliard Date Completed: 5/2/1997

1 of 1

TIER 1 SUBSURFACE SOIL CONCENTRATION DATA SUMMARY

	Analytical Method			Det	ected Concentrat	ions
CONSTITUENTS DETECTED CAS No. Name	Typical Detection Limit (mg/kg)	No. of Samples	No. of Detects	Maximum Conc. (mg/kg)	Mean Conc. (mg/kg)	UCL on Mean Conc. (mg/kg
71-43-2 Benzene	5.0E-03	39	6	2.4E-02	2.9E-03	3.4E-03
100-41-4 Ethylbenzene	5.0E.03	39	4	1.7E-01	3.4E-03	4.4E-03
108-88-3 Toluene	5 OE-03	39	5	1.6E-01	3.6E-03	4.8E-03
1330-20-7 Xylene (mixed isomers)	5 06:08	39	7	3.2E-01	4.6E-03	6.9E-03

Serial: G-421-DSX-40

Software: GSI RBCA Spreadsheet

Version: 1.0.1

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Appendix B RBCA Chemical Database

Miscellaneous Chen	nical	Data
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RBCA CHEMICAL DATABASE

minant Level reference	Limit PEL (mg/m3)	_						(g)	Ų	lays)
		ref	Oral	Dermal		ref		ref	Saturated	Unsaturated
52 FR 25690	3.20E+00	OSHA	1	0.5	0.002	С	0.005	Ş	720	720
		ACGIH	1	0.5	0.002	Ç	0.005	S	228	228
· · · · · · · · · · · · · · · · · · ·		ACGIH	1	0.5	0.002	С	0.005	S	28	28
56 FR 3526 (30 Jan 91)	4.34E+02	ACGIH	1	0.5	0.005	С	0.005	S	360	360
	56 FR 3526 (30 Jan 91) 56 FR 3526 (30 Jan 91)	56 FR 3526 (30 Jan 91) 4.34E+02 56 FR 3526 (30 Jan 91) 1.47E+02	56 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 56 FR 3526 (30 Jan 91) 1.47E+02 ACGIH	56 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 56 FR 3526 (30 Jan 91) 1.47E+02 ACGIH 1	56 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 56 FR 3526 (30 Jan 91) 1.47E+02 ACGIH 1 0.5 56 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5	36 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.002 36 FR 3526 (30 Jan 91) 1.47E+02 ACGIH 1 0.5 0.002 36 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.005	36 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.002 C 36 FR 3526 (30 Jan 91) 1.47E+02 ACGIH 1 0.5 0.002 C 36 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.005 C	56 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.002 C 0.005 56 FR 3526 (30 Jan 91) 1.47E+02 ACGIH 1 0.5 0.002 C 0.005	36 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.002 C 0.005 S 56 FR 3526 (30 Jan 91) 1.47E+02 ACGIH 1 0.5 0.002 C 0.005 S 56 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.005 C 0.005 S	36 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.002 C 0.005 S 228 36 FR 3526 (30 Jan 91) 1.47E+02 ACGIH 1 0.5 0.002 C 0.005 S 28 36 FR 3526 (30 Jan 91) 4.34E+02 ACGIH 1 0.5 0.005 C 0.005 S 360

Software version: 1.0.1

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Appendix C Tier 1 Worksheet 6.2

Environmental Services (SDB)

April 30, 1997

Submission #: 9704480

ENGEO, INC.

Atten: Shawn Munger

Project: PARKER'S SHELL

Received: April 29, 1997

Project#: 4186-F2

re: One sample for Gasoline BTEX analysis.

Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: SB-8A

Spl#: 129306

Matrix: SOIL

Sampled: April 29, 1997

Run#: 6558

Analyzed: April 29, 1997

•	RESULT	REPORTING LIMIT	BLANK RESULT	BLANK I SPIKE	DILUTION FACTOR
ANALYTE	(mg/Kg)	(mg/Kg)	(mg/Kg)	(%)	
GASOLINE	N.D.	1.0	N.D.	107	1
BENZENE	N.D.	0.0050	N.D.	104	1
TOLUENE	N.D.	0.0050	N.D.	100	1
ETHYL BENZENE	N.D.	0.0050	N.D.	102	1
XYLENES	N.D.	0.0050	N.D.	100	1

Kayvan Kimyai

Chemist

Marianne Alexander Gas/BTEX Supervisor

Gas/BibA Bupervisor

3 4-4,		RBCA SITE	ASSESSIV	ENT		100	All the second		Τ	ier 1 Worksh	et 6.2	
	rker's Shell Station		Completed B	y: Andy Hilliar ted 5/2/1997	d							1 OF 1
	BSURFACE SOIL RBSL ' (> 3.3 FT BGS)	VALUES	Targel	k (Class A & B) : Risk (Class C) lazard Quotient	1.0E-5	☐ MCL expx			Ca	iculation Option:	1	
				Rest	Results For Comp	lete Exposure P	athways ("x" If C	omplete)				
CONSTITUEN	ITS OF CONCERN	Representative Concentration	Soi	Leaching to	Groundwater	1	olatilization to idoor Air	Ou	latilization to tdoor Air	Applicable RBSL	RBSL Exceeded 7	Required CRF
CAS No.	Name	(mg/kg)	Residential, (on-site)	Commercial (on-site)	Regulatory(MCL): (on-site)	Residential (on-site)	Commercial. (on-site)	Residential [*] (on-site)	Commercial (on-site)	(mg/kg)		Only if "yes" le
·	Benzene	3.4E-3	NA	NA	NA	2.0E-2	NA	NA	NA	2.0E-2-X		<1
	Ethylbenzene	4.4E-3	NA	NA	NA	7.1E+1	NA	NA	NA	7,1E+1		<1
108-88-3		4.8E-3	NA	NA	NA	2.8E+1	NA	NA	NA	2,8E+1		<1
	Xylene (mixed isomers)	6.9E-3	NA	NA	NA	>Res	NA	NA	NA	>Res		<1
			>Res	indicates risl	c-based target cor	ncentration gre	ater than consti	uent residual s	aturation value			

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Software, GSI RBCA Spreadsheet

Senal: G-421-DSX-400

Version 1.0 1

*2.0 E-2 × 0.29 for CA Benzere sloger =5.8×10E-3 RBSL

Environmental Services (SDB)

April 30, 1997

Submission #: 9704480

ENGEO, INC.

Atten: Shawn Munger

Project: PARKER'S SHELL

Project#: 4186-F2

Received: April 29, 1997

re: One sample for Gasoline BTEX analysis.

Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: SB-1A

Spl#: 129307 Sampled: April 29, 1997 Matrix: SOIL

Run#: 6558

Analyzed: April 29, 1997

	RESULT	REPORTING LIMIT	BLANK RESULT	BLANK : SPIKE	DILUTION FACTOR
ANALYTE	(mg/Kg)	(mg/Kg)	(mg/Kg)	(%)	
GASOLINE	N.D.	1.0	N.D.	107	1
BENZENE	0.0076	0.0050	N.D.	104	1
TOLUENE	N.D.	0.0050	N.D.	100	1
ETHYL BENZENE	0.025	0.0050	N.D.	102	1
XYLENES	0.063	0.0050	N.D.	100	1

Kayvan Kimyai

Chemist

Marianne Alexander Gas/BTEX Supervisor 480/129300-129307

33427

ENGEO

CHAIN OF CUSTODY RECORD

2401 CROW CANYON ROAD, SUITE 200 SAN RAMON, CALIFORNIA 94583 PHONE (510) 838-1600

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Environmental Service (SDB)

Sample Receipt Checklist

Client Name: ENGEO, INC.	Date/Time Received: 04/29/97 <u>1045</u>
Reference/Submis: 33427 / 9704480 /	$_{\prime}$ /Received by: $_{\prime}$
Checklist completed by Makenuly 4/	Reviewed by: MD 4/30/9
Matrix: Carrier	r name: Client C/L
Shipping container/cooler in good condition?	Yes No Not Present
Custody seals intact on shipping container/cooler?	Yes No Present
Custody seals intact on sample bottles?	Yes No Present
Chain of custody present?	Yes No
Chain of custody signed when relinquished and recei	ved? YesNo
Chain of custody agrees with sample labels?	Yes No
Samples in proper container/bottle?	Yes No
Sample containers intact?	Yes No
Sufficient sample volume for indicated test?	Yes No
All samples received within holding time?	Yes No
Container/Temp Blank temperature in compliance?	Temp: C Yes No
Water - VOA vials have zero headspace? No V	OA vials submitted Yes No
Water - pH acceptable upon receipt? Adj	usted? Checked by
Any No and/or NA (not applicable) response must be	
Client contacted: Date contacted:	Person contacted:
Contacted by: Regarding:	
Comments:	
Corrective Action:	

Environmental Services (SDB)

April 4, 1997

Submission #: 9703437

ENGEO, INC.

Atten: Shawn Munger

Project: FORMER PARKER'S SHELL

Project#: 4186-F2

Received: March 28, 1997

re: 1 sample for STLC Lead analysis.

Method: EPA 3005A/7420A

Moto

Matrix: SOIL Extracted: April 4, 1997

Sampled: March 28, 1997 Run#: 6098 Analyzed: April 4, 1997

| REPORTING BLANK BLANK DILUTION | LEAD | LIMIT | RESULT SPIKE FACTOR | Sp1# CLIENT SPL ID | (mg/L) (mg/L) (%) | 123614 STKP-A | N.D. 1.0 | N.D. 103 | 1

Shati Barekzai

Chemist

Inorganics Supervisor

P. 001

TEL:510 484 1096

JUN. -20' 97 (FRI) 11:35 CHROMALAB, INC.

SUIM H: 9705437 REP: 191

CLIENT: ENGED DUE: 00/04/97 REF 8:38811 32811

ENGEO INCORPORATED

CHAIN OF CUSTODY RECORD

2401 CROW CANYON ROAD, SUITE 200 SAN RAMON, CALIFORNIA 94503 PHONE (510) 838-1600

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Sin				Novy			CAS 06/2101 A	,000	48LE AR	PURCEABLE HALDCARBONS (EPA 601, 8010)	VOLATILE ORGANICS (DA 624, 8240) BASE/NEUTRAIS, ACIDA	TOTAL OIL & G	OC PESTICIDES/PCB	(PA 514/5140)	26 (7:)						RE	REMARKS DUIRED DETECTION LIA
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