



HAGEMAN-AGUIAR, INC.

Environmental & Water Resources Engineering
Groundwater Consultants

ENVIRONMENTAL
PROTECTION
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June 3, 1998

Brian Oliva
Alameda County Environmental Health
1131 Harbor Bay Pkwy
Alameda, CA 94502

RE: Adobe Plaza
3098 Castro Valley Blvd, Castro Valley, CA
RWQCB LUST Case File No. 01-0034

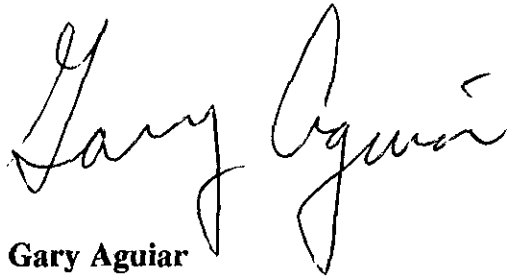
Dear Mr. Oliva:

Please find enclosed a copy of the Site Information Summary package that we have prepared at the request of Adobe Associates for the above-referenced LUST Case. We have made every effort to provide all of the information required for closure of the site, including 1) complete data tabulation, 2) sensitive receptors survey, 3) completion of the case closure form, and 4) preparation of the detailed supplementary case closure summary addenda.

We are confident that this document will fulfill the requirements for case closure, and expect authorization from the County to decommission the three existing monitoring wells in the near future.

If you have any questions, or require any further information, please call me at (510)620-0891.

Sincerely,

A handwritten signature in black ink that reads "Gary Aguiar". The signature is written in a cursive style with a large, stylized initial "G".

Gary Aguiar

Principal Engineer

SITE INFORMATION SUMMARY

I. SITE INFORMATION

Site Facility Name: <i>Adobe Plaza</i>				
Site Facility Address: <i>3098 Castro Valley Boulevard Castro Valley, California</i>				
RWQCB LUST Case No: <i>01-0034</i>			URF Filing Date: <i>08-11-88</i>	
Responsible Parties (Include addresses and phone numbers)				
<i>Clifton A. Sherwood, Adobe Associates, PO BOX 2673, Castro Valley, CA 94546 (510) 582-3666</i>				
Tank No.	Size in Gallons	Contents	Closed In-Place or Removed?	Date
1	<i>10,000</i>	<i>Gasoline</i>	<i>Removed</i>	<i>07-27-88</i>
2	<i>10,000</i>	<i>Gasoline</i>	<i>Removed</i>	<i>07-27-88</i>

II. INITIAL SITE ASSESSMENT (Information from previous investigations at nearby sites and other available sources may be used for applicable items if necessary.)

Cause and Estimated Quantity of Release: <i>Unconfirmed Release and an undetermined amount</i>		
Nearest Surface Water Bodies (including any unnamed creeks, tributaries, canals, etc.):	Their Geographical Distances From The Site	
<i>Unnamed creek South Reservoir San Lorenzo Creek</i>	<i>Approximately 2,800-ft. to the east. Approximately 3,400-ft. to the southwest. Approximately 5,600-ft. to the south.</i>	
Nearest Domestic Water Wells (both public and private) within 1,000 ft.	Their Geographical Distances From The Site.	
<i>Well #4 (please refer to Figure 5 and Table 4)</i>	<i>Approximately 800-ft. to the southwest.</i>	
Minimum Groundwater Depth. <i>5.50'</i>	Max. Depth: <i>11.16'</i>	Flow Direction: <i>SE</i>
Site Ground Surface Elevation and Geology: <i>The ground surface is approximately 170 ft. above mean sea level. The subsurface geology consists of grey/brown clay to approximately 16 ft. and grey silty sand from 16 ft. to 30 ft. The tank excavation was backfilled with 120 yards of clean engineered backfill. The aerated soil from the tank excavation was used to backfill to grade.</i>		
Current Site and Surrounding Land Use: <i>Currently, the site is a shopping center with paved parking. The surrounding land use consists mainly of commercial businesses with residences to the north of the subject property.</i>		
Preferential Pathways Such As Subsurface Utilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, Describe. <i>Unknown</i>
Number of Soil Borings? <i>4 (tank excavation soil samples collected on 07-27-88)</i>	Number of Monitoring Wells? <i>3 (installed on 08-11-89)</i>	

SITE INFORMATION SUMMARY (PAGE 2)

III. REMEDIATION

Material	Amount (Include Units)	Action (Treatment or Disposal w/ Destination)	Date
Free Product	625 gallons	Shipped to Petro Recycle in Signal Hill, CA	07-26-88
Soil	120 to 140 cubic yards	Aerated on-site for 45 days	07-27-88
Groundwater	---	---	---
Vapor	---	---	---

COMMENTS *The soil from the tank excavation was aerated on-site for 45 days (under approval from the BAAQMD). The excavation was backfilled with 120 cubic yards of clean engineered backfill and the aerated soil was used to fill the remaining excavation to grade.*

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS							
POLLUTANT	Location	Soil (ppm)		POLLUTANT	Location	Soil (ppm)	
	Date(s)	Initial	Residual		Date(s)	Initial	Residual
TPH (Gas)	07-27-88	<1.0	<1.0	Xylene	07-27-88	<0.5	<0.5
Benzene	07-27-88	<0.5	<0.5	Ethylbenzene	07-27-88	<0.5	<0.5
Toluene	07-27-88	<0.5	<0.5	MTBE	---	NS	NS

GROUNDWATER CONCENTRATION (ppb) TRENDS AT SOURCE AREAS & PLUME / SITE BOUNDARIES								
DATE	LOCA-TION	BENZ-ENE	MTBE	TPH-g	TOLU-ENE	ETHYL-BENZ.	XYL-ENES	DTW (FT)
07-27-88	Tank Pit WS-1	32	NS	2,000	120	52	320	11.5
07-29-88	Boring 1 WS-1	3.0	NS	400	11	6.0	28	---
07-29-88	Boring 2 WS-2	270	NS	3,800	950	140	750	---
07-29-88	Boring 3 WS-3	<0.5	NS	360	3.0	1.0	3.0	---
08-22-89	MW-1	0.5	NS	<50	1.2	<0.5	3.1	9.46
05-24-90	MW-1	<0.5	NS	<50	<0.5	<0.5	<0.5	8.5
08-29-90	MW-1	<0.5	NS	<50	<0.5	<0.5	<0.5	9.4
11-28-90	MW-1	<0.5	NS	<50	<0.5	<0.5	<0.5	9.49
03-08-91	MW-1	<0.5	NS	<50	<0.5	<0.5	<0.5	9.56
10-10-91	MW-1	<0.5	NS	<50	<0.5	<0.5	<0.5	11.16
03-09-92	MW-1	<0.5	NS	<50	<0.5	<0.5	<0.5	8.60
09-08-92	MW-1	<0.5	NS	<50	<0.5	<0.5	<0.5	10.04
08-22-89	MW-2	5.3	NS	110	<0.5	<0.5	<0.5	7.55
09-06-89	MW-2	<0.5	NS	<50	<0.5	<0.5	<0.5	7.08

SITE INFORMATION SUMMARY (PAGE 3)

GROUNDWATER CONCENTRATION (ppb) TRENDS AT SOURCE AREAS & PLUME / SITE BOUNDARIES								
DATE	LOCA- TION	BENZ- ENE	MTBE	TPH-g	TOLU- ENE	ETHYL BENZ.	XYL- ENES	DTW (FT)
05-24-90	MW-2	<0.5	NS	<50	<0.5	<0.5	<0.5	6.93
08-29-90	MW-2	<0.5	NS	110	0.8	1.1	0.6	7.22
11-28-90	MW-2	<0.5	NS	<50	<0.5	<0.5	<0.5	7.21
03-08-91	MW-2	<0.5	NS	<50	<0.5	<0.5	<0.5	6.88
10-10-91	MW-2	13	NS	160	3.2	2	18	7.20
03-09-92	MW-2	<0.5	NS	<50	<0.5	<0.5	<0.5	6.96
09-08-92	MW-2	<0.5	NS	<50	<0.5	<0.5	<0.5	7.13
12-02-92	MW-2	<0.5	NS	<50	<0.5	<0.5	<0.5	6.99
08-22-89	MW-3	<0.5	NS	<50	<0.5	<0.5	<0.5	7.38
06-08-90	MW-3	<0.5	NS	<50	<0.5	<0.5	<0.5	6.41
08-29-90	MW-3	<0.5	NS	<50	<0.5	<0.5	<0.5	7.59
11-28-90	MW-3	<0.5	NS	<50	<0.5	<0.5	<0.5	7.59
03-08-91	MW-3	<0.5	NS	<50	<0.5	<0.5	<0.5	5.78
10-10-91	MW-3	<0.5	NS	<50	<0.5	<0.5	<0.5	7.60
03-18-92	MW-3	<0.5	NS	<50	<0.5	<0.5	<0.5	5.50
09-08-92	MW-3	<0.5	NS	<50	<0.5	<0.5	<0.5	7.66

NS = Not Sampled

IV. LIST TECHNICAL REPORTS, CORRESPONDENCE, ETC. IN CHRONOLOGICAL ORDER

TITLE / SUBJECT	DATE
<i>Environmental Site Assessment Report</i>	09-11-89
<i>Subsurface Investigation Proposal</i>	07-07-89
<i>Report of Soil and Groundwater Investigation</i>	09-25-89
<i>Quarterly Report for Adobe Plaza</i>	09-21-90
<i>Quarterly Report for Adobe Plaza</i>	12-13-90
<i>Quarterly Report for Adobe Plaza</i>	04-08-91
<i>Report of Semiannual Groundwater Sampling</i>	11-15-91
<i>Report of Semiannual Groundwater Sampling</i>	03-20-92
<i>Report of Semi-Annual Groundwater Sampling (sampled September 8, 1992)</i>	09-15-92
<i>Report of Groundwater Sampling (sampled December 2, 1992)</i>	12-04-92

SITE INFORMATION SUMMARY (PAGE 4)

V. ENCLOSE FOLLOWING FIGURES AND TABLES

1. Site maps showing locations of existing buildings, former / current UST areas, subsurface utilities and other pathways, groundwater flow direction, etc.
2. Summary tables of all soil sampling results available, including any tank / excavation pit samples and confirmation samples, with sampling dates, location-identifications and depths (if applicable).
3. Summary tables of all groundwater sampling results available, including depth to water / product measurements, with sampling dates and location-identifications.
4. Figures showing all soil and groundwater sampling locations and monitoring well locations.

ADDITIONAL COMMENTS:

This discussion is concerning the private water well at 2807 Castro Valley Boulevard. This address is now the location of a business center and specifically the Law Offices of Fred M. Duman and Associates. The water well was not found during a walk-through of the property on June 2, 1998. If the water well has not been destroyed, it most likely is not utilized for domestic uses.

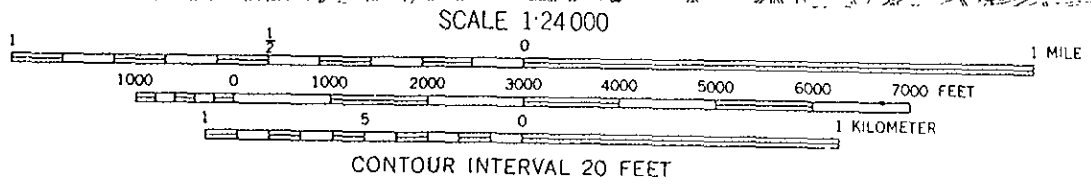


FIGURE 1. Site Location Map

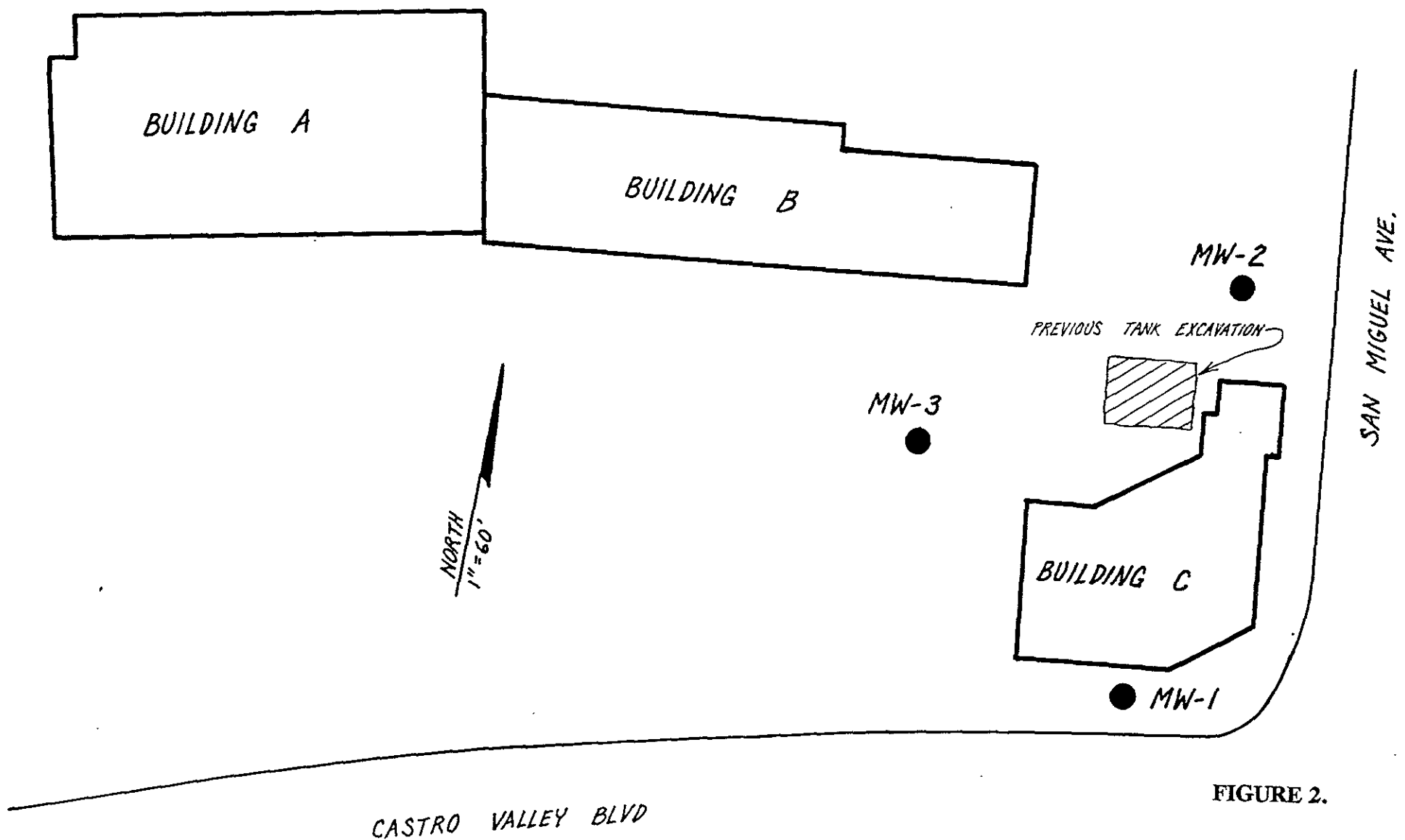
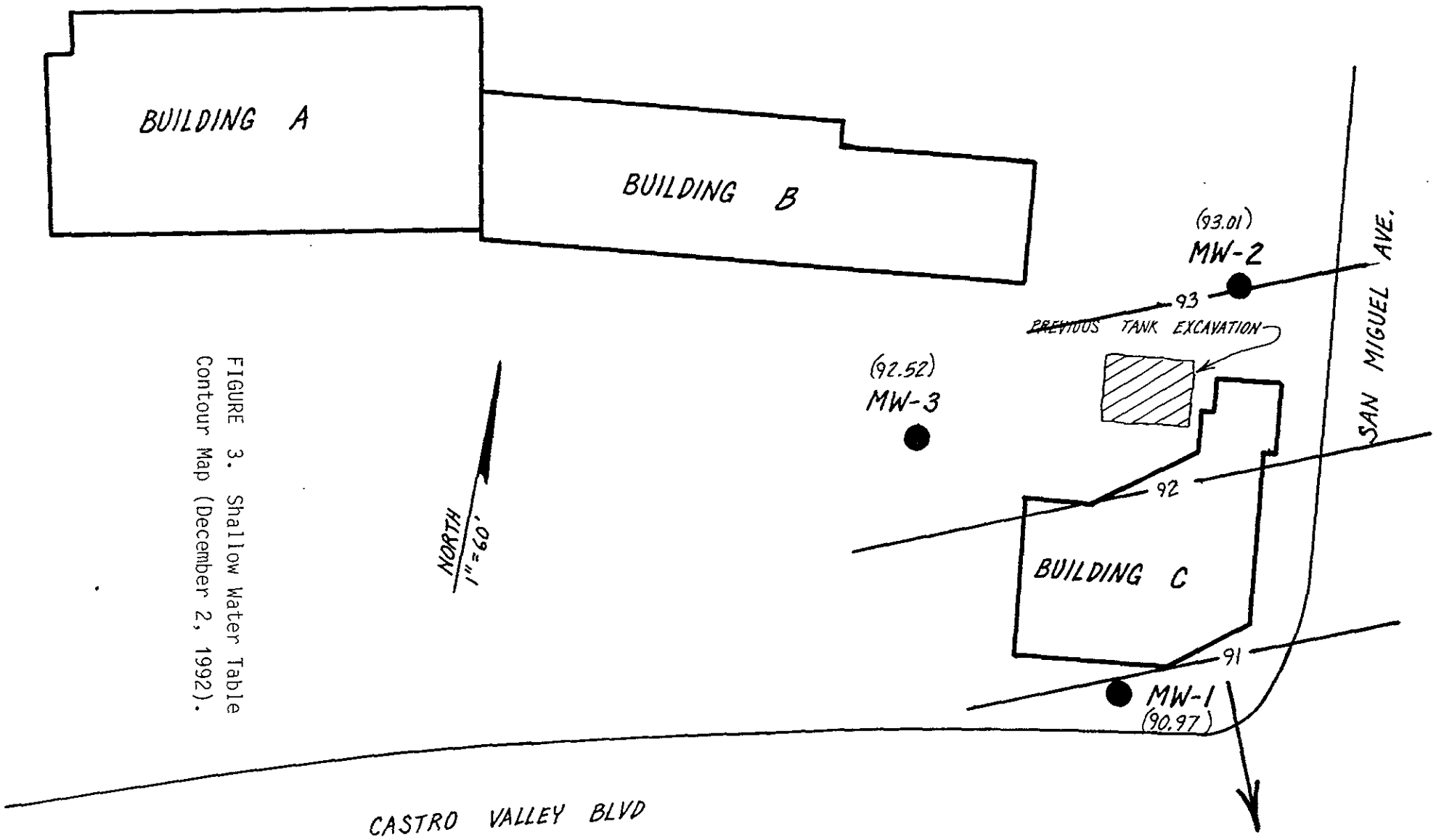
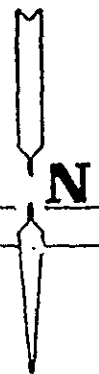


FIGURE 2.
Site Map.

FIGURE 3. Shallow Water Table
Contour Map (December 2, 1992).



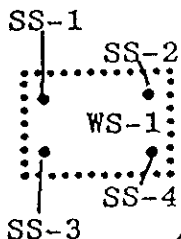
CASTRO VALLEY BOULEVARD



CURB
SIDEWALK

● BORING 2
WATER SAMPLE (WS-2)

SAN MIGUEL CANYON ROAD



● BORING 1
WATER SAMPLE (WS-1)

BUILDING



SPOILS PILE
COMPOSITE SAMPLE (CS-1)

● BORING 3
WATER SAMPLE (WS-3)

SIDEWALK
CURB

FENCE

SAMPLE RESULTS

LEGEND

SAMPLE ID	TPH	B	T	X	EB
SS-1	nd	nd	nd	nd	nd
SS-2	nd	nd	nd	nd	nd
SS-3	nd	nd	nd	nd	nd
SS-4	nd	nd	nd	nd	nd
BORING WS-1	.40	.003	.011	.028	.006
BORING WS-2	3.8	.27	.95	.75	.14
BORING WS-3	.36	nd	.003	.003	.001
WS-1	2.0	.032	.12	.32	.052
CS-1	630	1.0	17.	65.	11.

- SOIL BORINGS & WATER SAMPLES
- SOIL SAMPLES
- ... TANK EXCAVATION BOUNDRY

SAMPLE DEPTH

SS-1	11.5'	SS-3	11.5'
SS-2	11.5'	SS-4	11.5'

CASTRO VALLEY CAR WASH
3098 CASTRO VALLEY BOULEVARD
CASTRO VALLEY, CALIF 94546

ALL SAMPLES EXPRESSED IN mg/l OR ppm
SAMPLES ANALYZED FOR TOTAL PETROLEUM
HYDROCARBONS(TPH) & BENZENE (B),
TOLUENE (T), XYLENE (X), ETHYL BENZENE
(EB). AS GASOLINE.

SCALE 1"=50'

DATE 8-8-88

DRAWING NUMBER

J 2020

FIGURE 4.

Soil and Groundwater Sampling Locations.

TABLE 2.
Soil Sampling Results

Sample Location	Date	Depth (feet)	TPH as Gasoline (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)
SS-1	07-27-88	11.5	ND	ND	ND	ND	ND
SS-2	07-27-88	11.5	ND	ND	ND	ND	ND
SS-3	07-27-88	11.5	ND	ND	ND	ND	ND
SS-4	07-27-88	11.5	ND	ND	ND	ND	ND
CS-1	07-27-88	surface	630	1.0	17	11	65
CS 1-8	08-19-88	surface	ND	ND	ND	ND	ND
CS-1A	09-18-88	surface	ND	ND	ND	ND	ND
Detection Limit			1.0	0.005	0.005	0.005	0.005

ND = Not Detected

TABLE 3.

Shallow Groundwater Sampling Results

Location	Date	Depth to Water (ft)	TPH as Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)
Tank Pit WS-1	07-27-88	11.50	2,000	32	120	52	320
Boring 1 WS-1	07-29-88	--	400	3.0	11	6.0	28
Boring 2 WS-2	07-29-88	--	3,800	270	950	140	750
Boring 3 WS-3	07-29-88	--	360	<0.5	3.0	1.0	3.0
MW-1	08-22-89	9.46	ND	0.5	1.2	ND	3.1
	05-24-90	8.50	ND	ND	ND	ND	ND
	08-29-90	9.40	ND	ND	ND	ND	ND
	11-28-90	9.49	ND	ND	ND	ND	ND
	03-08-91	9.56	ND	ND	ND	ND	ND
	10-10-91	11.16	ND	ND	ND	ND	ND
	03-09-92	8.60	ND	ND	ND	ND	ND
	09-08-92	10.04	ND	ND	ND	ND	ND
Detection Limit			50	0.5	0.5	0.5	0.5

TABLE 3 (continued).

Shallow Groundwater Sampling Results

Location	Date	Depth to Water (ft)	TPH as Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Xylenes (ug/L)
MW-2	08-22-89	7.55	110	5.3	ND	ND	ND
	09-06-89	7.08	ND	ND	ND	ND	ND
	05-24-90	6.93	ND	ND	ND	ND	ND
	08-29-90	7.22	110	ND	0.8	1.1	0.6
	11-28-90	7.21	ND	ND	ND	ND	ND
	03-08-91	6.88	ND	ND	ND	ND	ND
	10-10-91	7.20	160	13	3.2	2.0	18
	03-09-92	6.96	ND	ND	ND	ND	ND
	09-08-92	7.13	ND	ND	ND	ND	ND
	12-02-92	6.99	ND	ND	ND	ND	ND
Detection Limit			50	0.5	0.5	0.5	0.5

TABLE 3 (continued).

Shallow Groundwater Sampling Results

Location	Date	Depth to Water (ft)	TPH as Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Xylenes (ug/L)
MW-3	08-22-89	7.38	ND	ND	ND	ND	ND
	06-08-90	6.41	ND	ND	ND	ND	ND
	08-29-90	7.59	ND	ND	ND	ND	ND
	11-28-90	7.59	ND	ND	ND	ND	ND
	03-08-91	5.78	ND	ND	ND	ND	ND
	10-10-91	7.60	ND	ND	ND	ND	ND
	03-18-92	5.50	ND	ND	ND	ND	ND
	09-08-92	7.66	ND	ND	ND	ND	ND
Detection Limit			50	0.5	0.5	0.5	0.5

ND = Not Detected

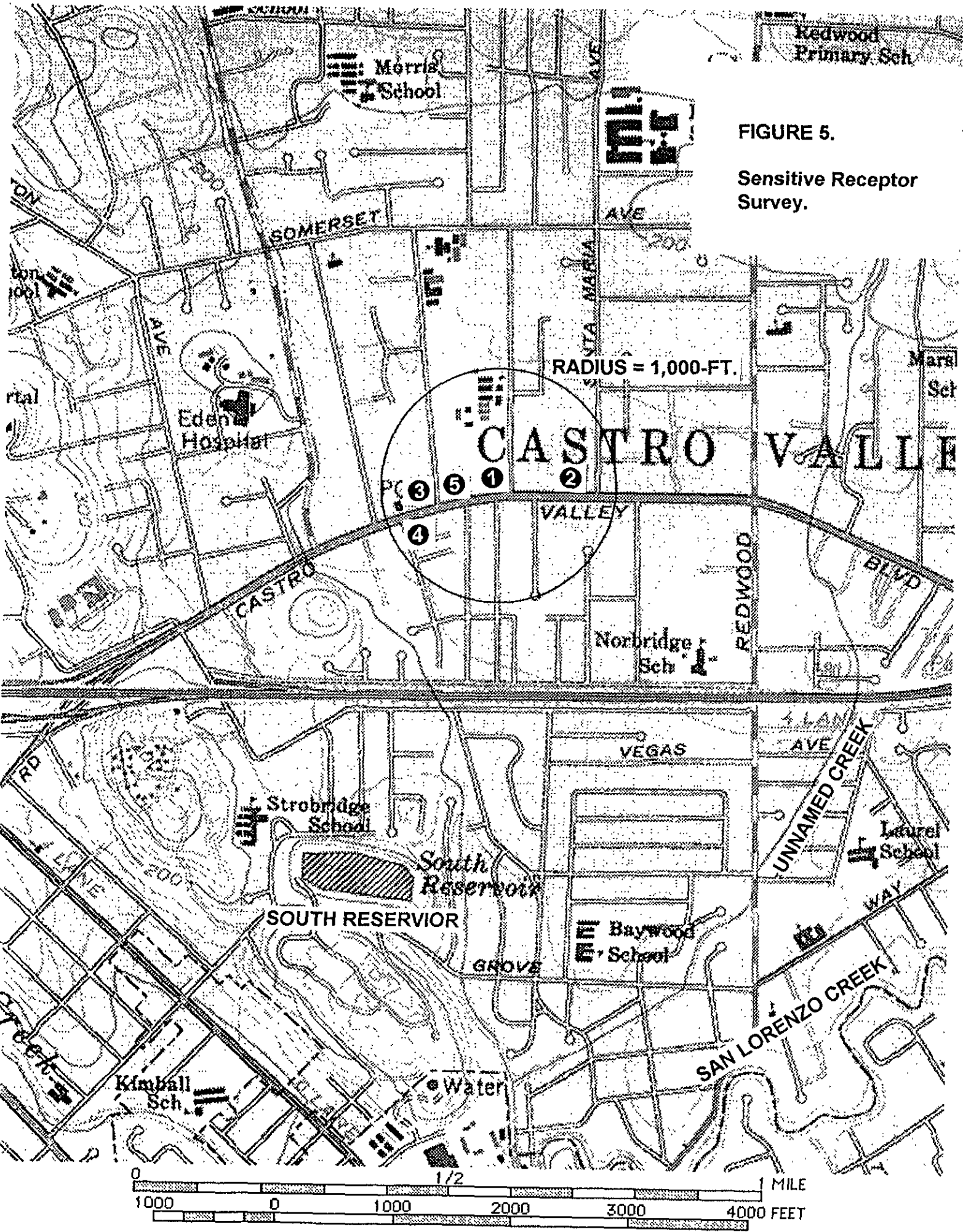


FIGURE 5.
Sensitive Receptor
Survey.

TABLE 4: Well Survey for Abode Plaza, 3098 Castro Valley Boulevard, Castro Valley, California.

Location Number	DWR Well Number	Address	Owner	Depth (feet)	Well Use	Drilling Date
1	3S/2W-3N1	3098 Castro Valley Blvd., C.V.	Adobe Associates	30	Monitoring	08-89
1	3S/2W-3N2	3098 Castro Valley Blvd., C.V.	Adobe Associates	20	Monitoring	08-89
1	3S/2W-3N3	3098 Castro Valley Blvd., C.V.	Adobe Associates	25	Monitoring	08-89
2	3S/2W-3N4	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	16	Monitoring	04-90
2	3S/2W-3N5	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	16	Monitoring	04-90
2	3S/2W-3N6	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	16	Monitoring	04-90
2	3S/2W-3N7	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	23	Monitoring	05-90
2	3S/2W-3N8	3234 Castro Valley Blvd., C.V.	Mitzi Stockel	20	Monitoring	05-90
3	3S/2W-4R5	2896 Castro Valley Blvd., C.V.	Lakeshore Financial	20	Monitoring	09-90
3	3S/2W-4R6	2896 Castro Valley Blvd., C.V.	Lakeshore Financial	20	Monitoring	09-90
3	3S/2W-4R7	2896 Castro Valley Blvd., C.V.	Lakeshore Financial	20	Monitoring	09-90
4	3S/2W-8D1	2807 Castro Valley Blvd., C.V.	Jerome Blaka	38	Domestic	10-75
5	3S/2W-4R14	2920 Castro Valley Blvd., C.V.	Cheveron USA #9-6991	21	Monitoring	09-91
5	3S/2W-4R15	2920 Castro Valley Blvd., C.V.	Cheveron USA #9-6991	21	Monitoring	09-91
5	3S/2W-4R16	2920 Castro Valley Blvd., C.V.	Cheveron USA #9-6991	20	Monitoring	09-91
5	3S/2W-4R25	2920 Castro Valley Blvd., C.V.	Cheveron USA #9-6991	20	Monitoring	09-92
5	3S/2W-4R26	2920 Castro Valley Blvd., C.V.	Cheveron USA #9-6991	20	Monitoring	09-92
5	3S/2W-4R27	2920 Castro Valley Blvd., C.V.	Cheveron USA #9-6991	24	Monitoring	09-92
5	3S/2W-4R29	2920 Castro Valley Blvd., C.V.	Cheveron USA #9-6991	20	Monitoring	08-95

C.V. = Castro Valley