

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ROHSI

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

StID 3732

August 20, 1999

Mr. Kaz Katayama, President
Moller Ranch LP
c/o Boulevard Development
856 North Commerce
Orange, CA 92667

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 5710 FOOTHILL ROAD (LOT 99), PLEASANTON, CA**

Dear Mr. Katayama:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB
Danielle Stefani, Livermore-Pleasanton Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01151

ENVIRONMENTAL HEALTH SERVICES

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

StID 3732

August 9, 1999

Mr. Hamid Taeb
Boulevard Development
856 North Commerce
Orange, CA 92667

RE: Well Decommission at 5710 Foothill Road, Pleasanton, CA

Dear Mr. Taeb:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the on- and off-site monitoring wells (MW-1 through MW-6) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (925) 484-2600.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Rick Day
Geocon
5673 W. Las Positas Blvd., Suite 205
Pleasanton, CA 94588

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0362, 363
194, (1151) 439
506, 2427,
R0361, 360

July 22, 1999

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Danielle Stefani
Livermore-Pleasanton Fire Department
4550 East Avenue
Livermore, CA 94550

RE: MtBE-impacted sites in Pleasanton

Dear Ms. Stefani:

This letter is sent in response to your recent request for an update on sites located in Pleasanton that are impacted by the gasoline additive methyl-tert butyl ether, or MtBE.

Following is a brief summary for each of the active fuel tank cases currently overseen by this agency. Please note that not all retail service station or other underground storage tank (UST) sites in Pleasanton are listed. Data for closed or otherwise inactive cases are not presented in this summary, nor are data for cases not yet managed by this office. Both the highest *historic* MtBE concentrations (and date) as well as the highest concentrations in the last 12 months are given where these data are available.

Unocal Station, 4191 First Street

This site was historically used for warehousing, but was developed into a retail fueling station in ~1976. Several gasoline releases were documented in the 1980's. Several phases of investigation have been completed, beginning in the late 1980's and continuing up to the present. More work is currently pending. An 8 well network is established both on- and off-site, with more wells planned.

Highest MtBE: 6200 micrograms per liter, or ug/l (6/98)
12 month high: 4800 ug/l

Shell Station, 4226 1st Street

Although a preliminary assessment of the original UST complex was completed in 1985 prior to tank replacement, the results were somewhat inconclusive due to limited project scope. Two additional phases of work occurred in 1990, the results of which, again, were somewhat inconclusive. MtBE was not sought during these prior investigations. A recent phase of assessment was performed in April 1999, and included the installation of a permanent monitoring well. The final report of this recent work is pending; however, preliminary data indicate that, although underlying groundwater has been impacted, MtBE was not identified.

Highest MtBE: <250 ug/l (4/99)
12 month high: as above

Ms. Danielle Stefani
RE: MtBE report for Pleasanton sites
July 22, 1999
Page 2 of 4

Henry Moller & Sons Meat Packing Plant, 5710 Foothill Road (RC #1151)

A small gasoline UST was removed in 1990. Six monitoring wells were eventually installed and monitored over several years due to a release from this tank. Although underlying groundwater was impacted to some extent by gasoline compounds, MtBE was not detected (ND) above laboratory reporting limits. Potential impact to Gold Creek was also evaluated and dismissed. The site is currently under review for case closure.

Highest MtBE: ND
12 month high: "

Steve's Exxon, 2991 Hopyard Road

This site, located on the corner of Hopyard Road and Valley Avenue, appears to be the most critical release site in Pleasanton due to its close proximity to both the City's and Zone 7's well fields. There is a current network of 11 wells located both on- and off-site, including two wells (MW-5D, MW-8) which monitor deeper water bearing zones of the underlying aquifer. The data appear to demonstrate that impacts are substantially constrained to the site. Exxon operated a soil-vapor extraction (SVE) system at the site up to the early 1990s, and reinstated its use in early 1998 but with limited success so far due to water infiltration into the vapor extraction wells. A request for an additional well and modification to the SVE system has been made.

Highest MtBE: 4950 ug/l (3/99)
12 month high: same

Shell Station, 3790 Hopyard Road

An apparent release was discovered during routine monitoring of the USTs in 1987. These tanks were removed in 1988 and new tanks installed elsewhere on the site. Several phases of investigation followed with the eventual construction of 10 shallow monitoring wells, located both on- and off-site, and 3 recovery wells, installed at a time when active remediation was being considered. Nine of the monitoring wells are now sampled and monitored yearly.

Highest MtBE: 6900 ug/l (6/97)
12 month high: 1780 ug/l

Shell Station, 5251 Hopyard Road

A release was first discovered at this site in 1987 during installation of one shallow groundwater and 3 vadose zone wells intended to provide indirect monitoring of the UST system. Four additional shallow on-site wells were installed in 1989, followed by 3 more in 1990 installed in off-site locations. The fuel release appears to be substantially constrained to the site. All wells are currently monitored on a yearly schedule.

Ms. Danielle Stefani
RE: MtBE report for Pleasanton sites
July 22, 1999
Page 3 of 4

Highest MtBE: 3200 ug/l (5/97)
12 month high: 374 ug/l

Chevron Station, 5280 Hopyard Road

It has been reported that the original USTs were replaced in 1981. A gasoline release was identified during routine tank monitoring in 1989 and lead to the eventual installation of 3 shallow monitoring wells. In ~1991 the station was reconfigured and new tanks were installed in another location at the site. The three original wells were destroyed in the process and replaced. Three additional off-site wells were installed in 1997 for a total of 6 active wells.

Highest MtBE: 680 ug/l (6/96)
12 month high: 290 ug/l

(Former) Exxon Station, 349 Main Street

A release was discovered during the 1989 replacement of the original USTs at this former service station site. These replacement tanks were subsequently removed in 1993, and the site and later redeveloped. Several phases of environmental investigation followed the 1989 tank replacement, resulting in the eventual installation of 8 monitoring wells, on both on- and off-site locations, and 3 SVE wells. No active remediation occurred. Only two wells survive to this day. The site is currently being considered for closure.

Highest MtBE: 11 ug/l (6/96)
12 month high: ND

(Former) Mobil Station, 1024 Main Street

A release from the USTs was discovered during 1989 tank removals. Since that time several phases of investigation have been performed, with the eventual installation of 12 monitoring wells located both on- and off-site, and 3 groundwater and 4 SVE wells. SVE and groundwater treatment systems have operated nearly continuously at the site since 1995, with the cumulative removal of over 4000 gallons of product from the unsaturated soils and 3.9 million gallons of groundwater treatment system throughput. Although MtBE was "tentatively" identified (EPA Method 8020) in samples collected in the past from wells at the site, its presence was either not confirmed using more definitive laboratory methodologies (EPA Method 8260), or the actual concentrations were insignificant.

Highest MtBE: 1000 ug/l (Method 8020); ND (Method 8260) (8/97)
12 month high: 25 ug/l (Method 8260)

Ms. Danielle Stefani
RE: MtBE report for Pleasanton sites
July 22, 1999
Page 4 of 4


Can-Am Plumbing, 151 Wyoming Street

Although not yet a "case" overseen by this office, preliminary data collected during the June 1999 tank removals indicate up to 100,000 ug/l MtBE in shallow water within the tank pit. It is unknown if the sampled water represents true groundwater or an isolated "perched" zone. Awaiting final report and a determination of next appropriate steps in confirmation of this apparent release.

Highest MtBE: 100,000 ug/l (6/99)
12 month high: as above

I trust this report provides the information you were seeking. Please contact me at (510) 567-6783 should you need further assistance.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Thomas Peacock, ACDEH LOP
Chuck Headlee, RWQCB
Craig Mayfield, Zone 7
Steve Cusenza, City of Pleasanton, P.O. Box 520, Pleasanton, CA 94566-0802

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#1151

StID 3732

September 1, 1998

Mr. Hamid Taeb
Boulevard Development
P.O.Box 20567
Castro Valley, CA 94546

ENVIRONMENTAL HEALTH SERVICES

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

RE: 5710 Foothill Road (Lot 99), Pleasanton, CA

Dear Mr. Taeb:

I have completed review of Clayton Environmental Consultants' July 1998 "Limited Groundwater Investigation Report" prepared for the above referenced site. This report summarized the recent advancement of soil borings and collection of groundwater samples from the borings and existing monitoring wells for TPHg, BTEX/MTBE, and HVOC analyses. Gasoline constituents were detected in well MW-4, and boring CB-1 and CB-3.

Contrary to Clayton's conclusion, it is my opinion that a RBCA health risk assessment can be performed at this time. Groundwater data collected in April 1998 from wells MW-2, MW-4 and boring CB-4 can be used to evaluate risk due to groundwater volatilization to indoor air. And, soil data from the vadose zone can be used to evaluate risk due to soil volatilization to indoor air. If you choose to conduct a risk evaluation at this time, please submit a work plan for this Agency's approval, which includes a site conceptual model and all potential complete exposure pathways. The risk assessment will determine site specific target levels (cleanup levels). Another approach could include the collection of soil vapor samples from 3'bgs.

In the meantime you should conduct another round of groundwater sampling of wells MW-2, MW-4 and MW-5. Groundwater should be analyzed for TPHg and BTEX.

Please contact me at (510) 567-6762 if you have any questions. I will be on vacation in September, and will be returning October 1, 1998.

eva chu
Hazardous Materials Specialist

c: Don Ashton, Clayton Environmental, P.O.Box 9019, Pleasanton, CA
94566

moller11

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#1151

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

StID 3732

January 3, 1996

Mr. Don Wallace
155 Seacliff Drive East
Aptos, CA 95003

Mr. Hamid Taeb
Boulevard Development
P.O. Box 20567
Castro Valley, CA 94546

RE: Reduced Sampling Frequency at 5710 Foothill Road (Lot 99),
Pleasanton, CA 94566

Dear Messrs. Wallace and Taeb:

I have completed review of Berlogar Geotechnical Consultants' (Berlogar) August 1995 Site Remediation report for the above referenced site. This report summarized the work performed by Clayton Environmental where excavation was performed at three different locations to remove petroleum hydrocarbon impacted soil. Confirmatory sidewall samples from the three excavation pits did not exceed 100 ppm TPH as gasoline. Excavated soil was aerated onsite and re-used as backfill material when contaminant concentrations were demonstrated to be below pre-determined clean-up goals. Groundwater monitoring well MW-1 was destroyed during excavation activities since this well was within one of the excavated areas. Well MW-1 has not been replaced. Another round of groundwater sampling took place in July 1995. Berlogar has requested this agency to consider case closure for the subject property.

At this time, case closure cannot be recommended until the following have been addressed:

1. Although adequate source removal has been performed, its effectiveness cannot be evaluated without the installation of a replacement groundwater monitoring well downgradient and within 20' of the former well MW-1.
2. Benzene concentrations from former well MW-1 ranged from 2,100 to 11,000 ppb. The last sampling event in September 1994 detected 6,300 ppb benzene. Without additional groundwater data from this vicinity, a risk analysis should be performed to determine if benzene levels in excess of 6,300 ppb pose a human health risk, either from groundwater volatilization to outdoor air and/or groundwater vapor

Wallace and Taeb
re: 5710 Foothill Blvd (Lot 99)
January 3, 1996

Page 2

intrusion from groundwater to buildings. A residential receptor scenario should be used as this site is currently zoned for residential use.

Although case closure cannot be recommended at this time, a reduced sampling frequency may be established for onsite wells. Wells MW-4 and MW-5 should be sampled annually, in the first quarter of each year, and analyzed for TPH-G and BTEX. In addition, well MW-4 should be analyzed for chlorinated hydrocarbons. Sampling of wells MW-2 and MW-3 may be discontinued at this time.

In a recent conversation with Mr. Taeb, you expressed concern about possible site development. This agency does not object to the development of this site. However, a human health risk analysis, as described above, should be performed to determine if special considerations must be taken into account prior to construction.

If you have any questions, I can be reached at (510) 567-6762.



eva chu
Hazardous Materials Specialist

cc: files

AP

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO 1151

RAFAT A. SHAHID, Assistant Agency Director

StID 3732

January 17, 1995

Mr. Dariush Dastmalchi
Clayton Environmental
P.O. Box 9019
Pleasanton, CA 94566

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

RE: Backfilling Pits at 5710 Foothill Rd, Pleasanton 94566

Dear Mr. Dastmalchi:

I have completed review of the laboratory analytical results of the stockpiled soil sampled on December 12, 1994 from the above referenced site. Half the samples detected at least 10 ppm TPH-G (up to 22 ppm) and TPH-D (up to 48 ppm), the proposed cleanup level for re-use. Still, it would be acceptable to use this soil as backfill material provided the soil is at least five feet below grade surface (upper 5' with clean fill), and the pits are capped with an impermeable layer.

Please keep this office informed of your intentions. Be reminded that an additional monitoring well will be required within 10 to 20' downgradient from Excavation #2 in the near future.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: Don Wallace, 4366 J Malta Circle, Palm Desert, CA 92260
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

StID 3732

May 9, 1994

Mr. Ted Bayham
Berlogar
5587 Sunol Blvd
Pleasanton, CA 94566

**Subject: QMR for Moller Property, 5710 Foothill, Pleasanton
94566**

Dear Mr. Bayham:

I have completed review of Berlogar's December 1993 Quarterly Groundwater Monitoring Report for the above referenced site. This report summarized the laboratory analytical results from groundwater sampled in November 1993. Groundwater from monitoring wells MW-1, 3, and 4 continue to exhibit elevated levels of petroleum hydrocarbons and DCA. At this time, continue with **quarterly** sampling/monitoring of these wells. Well MW-5 should be sampled on a semi-annual basis, in February and August of each year. Include in future reports a site plan, with scale, showing locations of wells and groundwater flow direction. If the wells were sampled in February 1994, the QMR is past due to this office for review. The next sampling event should be in May 1994.

If you have any questions, I can be reached at (510) 271-4530.

A handwritten signature in cursive script, appearing to read 'Eva Chu'.

eva chu
Hazardous Materials Specialist

cc: Don Wallace, 4366 J Malta Circle, Palm Desert, CA 92260
files

moller8

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3732

April 14, 1994

Mr. Don Wallace
4366 J Malta Circle
Palm Desert, CA 92260

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Subject: QMR at Moller Property, 5710 Foothill, Pleasanton 94566

Dear Mr. Wallace:

This office has not received any documentation of groundwater sampling/monitoring at the above referenced site since June 1993.

Title 23 of the California Code of Regulations (23CCR), Section 2652(d), requires the owner or operator of an UST facility to submit reports every three months, or at a more frequent interval as specified by the local agency or regional water board, until investigation and cleanup are complete. In addition, the California Health and Safety Code (CHSC), Section 25298, states that underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge.

At this time, you are directed to reinstate a quarterly schedule of well sampling and monitoring. Technical summary reports documenting each well sampling and monitoring episode are also due quarterly. This schedule shall continue until further notice.

Quarterly reports should include a site plan, groundwater flow direction, laboratory results, field notes, among others, and should be submitted under seal of a Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer. The next sampling episode should be no later than May 1994.

If you have any questions, I can be reached at (510) 271-4530.

eva chu
Hazardous Materials Specialist

cc: Ted Bayham, Berlogar, 5587 Sunol Blvd, Pleasanton 94566
files

moller7

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

StID 3732

April 14, 1994

Mr. Don Wallace
155 Seacliff Drive
Aptos, CA 95003-4439

Subject: QMR at Moller Property, 5710 Foothill, Pleasanton 94566

Dear Mr. Wallace:

This office has not received any documentation of groundwater sampling/monitoring at the above referenced site since June 1993.

Title 23 of the California Code of Regulations (23CCR), Section 2652(d), requires the owner or operator of an UST facility to submit reports every three months, or at a more frequent interval as specified by the local agency or regional water board, until investigation and cleanup are complete. In addition, the California Health and Safety Code (CHSC), Section 25298, states that underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge.

At this time, you are directed to reinstate a quarterly schedule of well sampling and monitoring. Technical summary reports documenting each well sampling and monitoring episode are also due quarterly. This schedule shall continue until further notice.

Quarterly reports should include a site plan, groundwater flow direction, laboratory results, field notes, among others, and should be submitted under seal of a Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer. The next sampling episode should be **no later than May 1994.**

If you have any questions, I can be reached at (510) 271-4530.


eva chu
Hazardous Materials Specialist

cc: Ted Bayham, Berlogar, 5587 Sunol Blvd, Pleasanton 94566
files

moller7

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3732

September 23, 1993

Mr. Ted Bayham
Berlogar Geotechnical Consultants
5587 Sunol Blvd.
Pleasanton, CA 94566

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

**Subject: Quarterly Groundwater Monitoring at Moller Property,
5710 Foothill Road, Pleasanton 94566**

Dear Mr. Bayham:

I have reviewed the laboratory test results of groundwater samples collected from monitoring wells from the above referenced site. In the future a report documenting each monitoring episode should be submitted to include, among others, the following:

1. groundwater elevation and gradient direction,
2. analysis for ethylene dibromide,
3. field notes at time of water collection, and
4. reports to be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

If you have any questions, please contact me at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Don Wallace, 4366 J Malta Circle, Palm Desert, CA 92260
files

moller6

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

StID 3732

March 8, 1993

Mr. Ted Bayham
Berlogar Geotechnical Consultants
5587 Sunol Blvd
Pleasanton, CA 94566

**Subject: Workplan Approval for Moller Property, 5710 Foothill
Rd., Pleasanton, CA 94566**

Dear Mr. Bayham:

The February 23, 1993 Workplan for the above referenced site is acceptable and field work should begin **within 45 days of the date of this letter**. Please notify this office 48 hours prior to the start of field activities. Groundwater monitoring/sampling should continue on a quarterly basis, as usual. If you have any questions or comments about the status of this case please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Eva Chu'.

Eva Chu
Hazardous Materials Specialist

cc: Lester Feldman, RWQCB
Don Wallace, 4366 J Malta Circle, Palm Desert, CA 92260
Peter MacDonald, 400 Main St., Suite 210, Pleasanton 94566
Edgar Howell/files

moller5

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

Roll 51

StID 3732

January 28, 1993

Ted Bayham
Berlogar Geotechnical Consultants
5587 Sunol Blvd
Pleasanton, CA 94566

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

**Subject: Comments on Proposed Workplan for Moller Property,
5710 Foothill Rd., Pleasanton, CA 94566**

Dear Mr. Bayham:

This office has completed review of the Proposed Workplan for the Moller Property, dated January 25, 1993 and has the following comments:

1. Provide well design and construction details.
2. Groundwater samples should be taken at least 72 hours after well development.
3. Confirmatory sidewall samples should be taken every 20 linear feet at the capillary fringe of each of the proposed excavations. A minimum of one soil sample is required from each sidewall. If groundwater is not encountered, then soil samples should also be taken from the pit bottom. Soil samples should also be taken from any suspicious area which cannot be excavated.
4. The final characterization of a large volume of stockpiled soil can be sampled using a statistical approach instead of one for every 20 cubic yards.
5. Cleanup goals for groundwater (noted in Table for Remediation Action Cleanup Plan Goals) should be as follows: 100 ppb TPH as gasoline and diesel, and 1.0 ppb benzene.

Please send an addendum to the workplan addressing the above concerns **within 30 days** of the date of this letter. Field work should commence within 45 days of approval of the workplan.

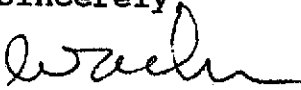
Also note that quarterly reports should include groundwater elevation and flow direction. Results of groundwater sampling during December 1992 did not include analysis for ethylene dibromide (EDB), as previously requested. This is a separate test and not part of EPA Method 8010. Analysis for EDB should be performed in subsequent groundwater sampling.

Ted Bayham
re: Workplan for Moller Property
January 28, 1993

Page 2

If you have any questions or comments about the content of the letter, please contact me at (510) 271-4530.

Sincerely,



Eva Chu
Hazardous Materials Specialist

cc: Lester Feldman, RWQCB
Don Wallace, 4366 J Malta Circle, Palm Desert, CA 92260
Peter MacDonald, 400 Main St., Suite 210, Pleasanton 94566
Edgar Howell/files

moller4

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3732

December 11, 1992

Ted Bayham
Berlogar Geotechnical Consultants
5587 Sunol Blvd
Pleasanton CA 94566

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

**Subject: Summary of December 9th Meeting on Moller Property
5710 Foothill Road**

Dear Mr. Bayham:

As a result of Wednesday's meeting with the RWQCB, ACDEH, and representatives for the Moller property, the following agreements were reached:

1. A workplan will be submitted within 45 days detailing work intended to remove contaminated soil from the site.
2. The work plan will include additional investigation to determine the extent and severity of contamination, if any, north of the property line.
3. A quarterly sampling schedule shall be reinstated for MW-1 and MW-5. Whereas monitoring wells MW-2, 3, and 4 should be sampled semi-annually. Groundwater should be analyzed for TPH-G, TPH-D, BTEX, halogenated hydrocarbons, and ethylene dibromide.

If you have any questions or comments on the content of this memo, please contact me at (510) 271-4530.

Sincerely,

Eva Chu
Hazardous Materials Specialist

cc: Lester Feldman, RWQCB
Don Wallace, 4366 J Malta Circle, Palm Desert, CA 92260
Peter MacDonald, 400 Main St., Suite 210, Pleasanton 94566
Edgar Howell/files

moller3

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Roll 151

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3732

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

August 25, 1992

Peter MacDonald
400 Main St., Suite 210
Pleasanton, CA 94566

**Subject: Site Investigation/Remediation at Moller Property
5710 Foothill Road, Pleasanton, 94566**

Dear Mr. MacDonald:

This office has reviewed the file for the above referenced site. When a 350-gallon underground storage tank (UST) was removed in May 1990, soil sample analyses confirmed an unauthorized release of petroleum hydrocarbons at this site. Soil samples taken from native soil at a depth of 1/2 to 1-1/2 feet beneath the UST exhibited 190 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPH-G), 270 ppm as diesel (TPH-D), and 3,300, 3,000, 3,700, and 18,000 parts per billion (ppb) as benzene, toluene, ethylbenzene, and xylene (BTEX), respectively.

A subsurface investigation began in August 1990 with the advancement of soil borings, installation of 5 ground water monitoring wells, and a soil-gas survey where soil gas probes were installed to a depth of about 4' below ground surface. The results of the investigation by Berlogar Geotechnical Consultants (BGC) indicate soil and ground water beneath the site to be contaminated with petroleum hydrocarbons (up to 16,000 ppb TPH-G, 3,400 ppb TPH-D, 3,000 ppb benzene in ground water) and with the organic compound, 1,2 dichloroethane (DCA) at 590 ppb. The last compound is typically found in paint and solvent wastes.

The soil-gas survey results suggest that soil and ground water contamination likely has migrated past the property line in the northeast corner of the Moller property towards Gold Creek to the north, and possibly towards Foothill Road to the northeast.

In response to a request from this office dated December 7, 1990, a work plan dated January 4, 1991, was submitted describing plans for the advancement of additional borings and construction of monitoring wells at the site. Such work was designed to further define the extent of soil contamination and to determine the "zero line" of the ground water contaminant plume. A beneficial use assessment of ground water and surface water in the site vicinity was also proposed. This work plan was approved by Mr. Gil Wistar of this office, on February 15, 1991.

To date we are not in receipt of any documentation that this work plan has been implemented and field work begun. If the plan has not been implemented, field work must commence within 60 days of

Pete MacDonald
5710 Foothill Rd
August 25, 1992

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the date of this letter. Ground water monitoring and sampling must be reinstated and continued on a quarterly basis until investigation and cleanup are complete. Ground water samples should be tested for TPH-G, TPH-D, BTEX, and chlorinated hydrocarbons. A summary report is due within 45 days upon completion of field activities. Copies of all reports should also be sent to Mr. Eddy So of the RWQCB.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Should you have any questions about the content of this letter, please contact Ms. Eva Chu at (510) 271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Eddy So, RWQCB
Mark Thomson, Alameda County District Attorney's Office
Mike Hood, Alameda County Public Works
Frank Berlogar, BGC, 5587 Sunol Blvd, Pleasanton, 94566
Don Wallace, 4366 J Malta Circle, Palm Desert, CA 92260
Edgar Howell/files

Moller

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01151

December 7, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Don Wallace
4366 J Malta Circle
Palm Desert, CA 92260

RE: **Environmental report on Moller Property, 5710 Foothill Rd.,
Pleasanton**

Dear Mr. Wallace:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the site assessment report for the above property, prepared by Berlogar Geotechnical Consultants. This document, dated October 18, 1990, reports the following facts:

1. The property is intended to be sold, annexed into the city limits of Pleasanton, and developed into housing.
2. Groundwater contamination has been found in four of five on-site monitoring wells, including well MW-5, which is the furthest downgradient.
3. Soil contamination has been found in localized spots throughout the property, and consists of gasoline and diesel-range hydrocarbons, as well as 1,2 dichloroethane thought to result from the disposal of paint wastes on the property.
4. There are at least six sources of "active artificial water discharge" on the parcel that could influence groundwater flow characteristics and contaminant migration.

Because of these findings, we are requiring that further work be done at the site. In the first place, additional monitoring wells must be installed further downgradient from MW-5 to enable a full definition of the groundwater contaminant plume. Your goal should be to find the "zero edge" of the plume, and this may necessitate the installation of off-site wells. All wells must have water levels measured monthly, with samples collected on at least a quarterly basis. We are also requesting that you perform a beneficial use assessment of groundwater and surface water in the site vicinity.

Secondly, additional soil characterization is required to determine the lateral and vertical extent of unsaturated zone contamination. It appears from the Berlogar report that soil contamination is limited to certain sections of the property; in these areas, we need to know the degree and extent of contamination. Ultimately, this

Mr. Don Wallace
December 7, 1990
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information will be useful in developing a soil cleanup plan, which will need to be implemented and completed before the property can be developed.


Finally, sources of active artificial water discharge, including "gray water," should be shut off, to reduce the flushing action of contamination that may already be present in discharge areas. And, of course, direct disposal of paint wastes of any kind to the ground violates Sec. 25189.5 of the California Health and Safety Code, which is prosecutable as a felony. Such activities must cease immediately.

This office will be the lead agency overseeing environmental investigation and cleanup activities at the site, since the Regional Water Quality Control Board (RWQCB) has delegated such authority to our office. However, you need to keep the Water Board apprised of all actions taken to characterize and remediate contamination at this site, because the Board retains the ultimate responsibility for ensuring protection of surface water and groundwater.

Please submit a work plan for additional investigation to this office by **January 7, 1991**. Copies of the proposal should also be sent to Lester Feldman at the RWQCB. Please also submit an additional deposit of \$600 to us, made out to Alameda County, for ongoing project oversight. Because we are overseeing this site under the designated authority of the Water Board, this letter constitutes a formal request for technical reports, per Sec. 13267(b) of the Water Code. Failure to respond in a timely manner could result in civil liabilities under the Water Code of up to \$1,000 per day. Other violations of California law may also be cited.

If you have any questions about this letter, please contact the undersigned at (415) 271-4320.

Sincerely,



Gil Wistar
Hazardous Materials Specialist

cc: Dan O'Connell, Berlogar Geotechnical Consultants (5587 Sunol Blvd., Pleasanton, CA 94566)
Rick Mueller, Pleasanton Fire Department
Howard Hatayama, DOHS
Lester Feldman, San Francisco Bay RWQCB
Gil Jensen, District Attorney, Alameda County Consumer and Environmental Protection Division
Rafat Shahid, Asst. Agency Director, Environmental Health files