



5387 free fare.

July 13, 1993

Alameda County Dept. of Environmental health
Hazardous Materials Division
80 Swan Way, #200
Oakland, Ca 94612

Attn: Mr. Ravi Arulanantham

Re: Lew Doty Cadillac
6301 Scarlett Court, Dublin
Request for Meeting

Dear Mr. Arulanantham:

In a memo dated January 12, 1993, pH7 Environmental presented a summary of findings and conclusions for the above referenced case. Based upon all findings, we recommended that no further action be required for the Lew Doty property. Consequently, you stated that it might be a good idea to arrange a meeting with yourself, the Regional Board Water Quality Control Board, pH7 Environmental, and the property owner to discuss the available options. pH7 Environmental has been retained to represent the Commercial Center Bank in this matter.

We are respectfully requesting that you arrange a meeting between pH7 Environmental, the Alameda Department of Environmental Health, and the Regional Water Quality Control Board at the earliest possible time. Please call (510) 831-1957 to arrange a time and date for this meeting. Thank you for expediting this matter.

Very sincerely,

A handwritten signature in black ink, appearing to read "Stephen R. Clark". The signature is fluid and cursive, written over the typed name.

Stephen R. Clark
Principal

SRC/ivs



January 12, 1993

93 JAN 07 PM 1:19

Alameda County Dept. of Environmental Health
Hazardous Materials Division
80 Swan Way, #200
Oakland, Ca 94612

Attn: Mr. Ravi Arulanantham

Re: Lew Doty Cadillac
6301 Scarlett Court, Dublin
Request for Case Closure

Dear Mr. Arulanantham:

As per our recent discussion, pH7 Environmental would like to provide a brief review of the findings to date for the above referenced location and present our recommendations for further action.

CASE HISTORY

In August of 1991, one (1) underground fuel storage tank was removed from the subject site. Soil samples taken from the tank location yielded non-detectable levels of analyzed components. A leaking tank form was not completed by the Alameda County Dept. of Environmental Health, and this case is not being regarded as a leaking underground fuel tank site by that agency.

Concurrently with the tank removal, soil with waste oil contamination was removed along the entire length of a french drain which occurred immediately adjacent to the south side of the Vehicle Maintenance building. Two (2) sewer connections in front of the building were observed as probable dumping points for the oil. Based upon these observations, Mr. Arulanantham of the Alameda County Dept. of Environmental Health recommended that a new monitoring well be installed to monitor the westernmost sewer connection, and that the existing monitoring well be activated to monitor the easternmost sewer connection.

LABORATORY ANALYSES OF WATER SAMPLES

Water samples were collected over a complete hydrologic cycle and analyzed for TPHg, BTEX, and diesel/oil (purgeable hydrocarbons). Low levels of diesel and oil were found in the ground water from both monitoring wells (refer to following tables). Very low levels of benzene were detected in one of the four sampling events.

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

page 1

Site ID# _____ Site Name Old Lew Doty Cadillac Today's Date 9/14/91
 Site Address 6301 Scarlett Court EPA ID# _____
 City Dublin Zip 94568 Phone 532-7484

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)

- 1. Waste ID * 66471
- 2. EPA ID 66472
- 3. > 90 days 66508
- 4. Label dates 66508
- 5. Biennial 66493

- Manifest
- 6. Records 66492
 - 7. Correct 66484
 - 8. Copy sent 66492
 - 9. Exception 66484
 - 10. Copies Rec'd 66492

- Misc.
- 11. Treatment 66371
 - 12. On-site Disp. (H.S.&C.) 26189.5
 - 13. Ex Haz. Waste 66570

- Prevention
- 14. Communications 67121
 - 15. Aisle Space 67124
 - 16. Local Authority 67126
 - 17. Maintenance 67120
 - 18. Training 67105

- Contingency
- 19. Prepared 67140
 - 20. Name List 67141
 - 21. Copies 67141
 - 22. Emg. Coord. Trng. 67144

- Containers, Tanks
- 23. Condition 67241
 - 24. Compatibility 67242
 - 25. Maintenance 67243
 - 26. Inspection 67244
 - 27. Buffer Zone 67246
 - 28. Tank Inspection 67259
 - 29. Containment 67245
 - 30. Safe Storage 67261
 - 31. Freeboard 67257

IB TRANSPORTER (Title 22)

- 32. Applic./Insurance 66428
- 33. Comp. Cert./CHP Insp. 66448
- 34. Containers 66465

- Manifest
- 35. Vehicles 66465
 - 36. EPA ID #s 66531
 - 37. Correct 66541
 - 38. HW Delivery 66543
 - 39. Records 66544

- Cont's
- 40. Name/ Covers 66545
 - 41. Recyclables 66507

Comments:

Today I had a meeting with Mr. Rene E. Brochier and Bob Difley regarding this project.

I was present at the Dublin site this morning and inspected the remedial work.

I have also carefully reviewed the final soil remediation report prepared by Resna.

The Tank results all show N.D. for all the components analyzed. Based on the Soil Core sampling it appears, at present, there is no significant contamination left underneath the main building.

However this office recommends to ~~install a new monitoring well~~ and to ~~maintain the existing monitoring well~~. These two monitoring wells

Rev 6/88

Contact: ROBERT DIFLEY, G.M.

Title: _____
 Signature: Rene Brochier
 RENE BROCHIER

Inspector: A.R. Arulanandhan
 Signature: A.R. Arulanandhan

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 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

page 2

Site ID# _____ Site Name Old Low Duty Crk Hvac Today's Date 9/4/91
 Site Address 6301 Scarlett Court EPA ID# _____
 City Dublin Zip 94 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)

- | | | |
|-------------------|---------------------------------|---------|
| ___ | 1. Waste ID | 66471 |
| ___ | 2. EPA ID | 66472 |
| ___ | 3. > 90 days | 66508 |
| ___ | 4. Label dates | 66508 |
| ___ | 5. Biennial | 66493 |
| <hr/> | | |
| Manifest | ___ 6. Records | 66492 |
| | ___ 7. Correct | 66484 |
| | ___ 8. Copy sent | 66492 |
| | ___ 9. Exception | 66484 |
| | ___ 10. Copies Rec'd | 66492 |
| <hr/> | | |
| Misc. | ___ 11. Treatment | 66371 |
| | ___ 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | ___ 13. Ex Haz. Waste | 66570 |
| <hr/> | | |
| Prevention | ___ 14. Communications | 67121 |
| | ___ 15. Aisle Space | 67124 |
| | ___ 16. Local Authority | 67126 |
| | ___ 17. Maintenance | 67120 |
| | ___ 18. Training | 67105 |
| <hr/> | | |
| Confin. gency | ___ 19. Prepared | 67140 |
| | ___ 20. Name List | 67141 |
| | ___ 21. Copies | 67141 |
| | ___ 22. Emp. Coord. Tmg. | 67144 |
| <hr/> | | |
| Containers, Tanks | ___ 23. Condition | 67241 |
| | ___ 24. Compatibility | 67242 |
| | ___ 25. Maintenance | 67243 |
| | ___ 26. Inspection | 67244 |
| | ___ 27. Buffer Zone | 67246 |
| | ___ 28. Tank inspection | 67259 |
| | ___ 29. Containment | 67245 |
| | ___ 30. Safe Storage | 67251 |
| | ___ 31. Freeboard | 67257 |

Comments:

Must be monitored every 3 months for the first [redacted]. Further monitoring may be necessary depending on the nature and extent of contamination.

Recommendations:

1. Based on the analytical results no further soil removal is necessary.
2. Continue to monitor the two wells for two more years.
3. If any further contamination is found at this property this office will require further remediation.

IB TRANSPORTER (Title 22)

- | | | |
|----------|---------------------------|-------|
| ___ | 32. Applic./Insurance | 66428 |
| ___ | 33. Comp. Cert./CHP Insp. | 66448 |
| ___ | 34. Containers | 66465 |
| <hr/> | | |
| Manifest | ___ 35. Vehicles | 66465 |
| | ___ 36. EPA ID #s | 66531 |
| | ___ 37. Correct | 66541 |
| | ___ 38. HW Delivery | 66543 |
| | ___ 39. Records | 66544 |
| <hr/> | | |
| Cert's | ___ 40. Name/ Covers | 66545 |
| | ___ 41. Recyclables | 66800 |

Rev 6/88

Contact: ROBERT DIFLEY
 Title: _____
 Signature: _____

RENÉ BROCHIER
 Signature: _____

Inspector: A.R. Arulanantham
 Signature: _____

Project Specialist (print)

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 558-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction.

One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- Removal of Tank and Piping
- Sampling
- Final inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

Revised 10/16/91

UNDERGROUND TANK CLOSURE PLAN

*** * * Complete according to attached instructions * * ***

1. Business Name CCB Bankcorp, Inc.
Business Owner Robert G. Heasman
 2. Site Address 6301 Scarlett Court
City Dublin Zip 94568 Phone N/A
 3. Mailing Address 2900 South Harbor Blvd.
City Santa Ana Zip 92704 Phone 714-979-4600
 4. Land Owner CCB Bankcorp, Inc.
Address 2900 S. Harbor Blvd City, State Santa Ana, CA Zip 92704
 5. Generator name under which tank will be manifested CAD 982464059
- EPA I.D. No. under which tank will be manifested CAD 982464059

rev 12/90 Project # 0592490
Fee Paid \$432⁰⁰
Date 6/26/91

6. Contractor Exceltech, Inc.
Address 41674 Christy Street
City Fremont, California Phone (415) 659-0404
License Type "A"/Haz Mat. ID# _____

7. Consultant Same as above
Address _____
City _____ Phone _____

8. Contact Person for Investigation
Name Joe Brosnan Title Supervisor
Phone (415) 659-0404

9. Number of tanks being closed under this plan 1
Length of piping being removed under this plan 5 feet
Total number of tanks at facility 1

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

**** Underground tanks are hazardous waste and must be handled **
as hazardous waste**

a) Product/Residual Sludge/Rinsate Transporter

Name H & H Environmental Services EPA I.D. No. CAD 982464059
Hauler License No. 44817 License Exp. Date 4/30/92
Address 220 China Basin
City San Francisco State CA Zip 94107

b) Product/Residual Sludge/Rinsate Disposal Site

Name Same as above EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank and Piping Transporter

Name H & H Environmental Services EPA I.D. No. CAD 982464059
Hauler License No. 44817 License Exp. Date 4/30/92
Address 220 China Basin
City San Francisco State CA Zip 94107

d) Tank and Piping Disposal Site

Name Same as above EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

11. Experienced Sample Collector

Name Joe Brosnan
Company Exceltech, Inc.
Address 41674 Christy Street
City Fremont State CA Zip 94538 Phone (415) 659-0404

12. Laboratory

Name Applied Analytical
Address 42501 Albrea Street, Suite 100
City Fremont State CA Zip 94538
State Certification No. 1211

13. Have tanks or pipes leaked in the past? Yes [] No [x]

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

Wash with wand, collect rinsate, add dry ice.

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground- water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
3,000 gal	Installed mid 80's, as gasoline tank last used 1989.	Soil	beneath tank a maximum of two feet below the native soil/back- fill interface, side wall at the high water mark, etc.

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan
10 yards	N/A

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
TPH G/BTEX	8020	8020	1 ppm

17. Submit Site Health and Safety Plan (See Instructions)

18. Submit Worker's Compensation Certificate copy

Name of Insurer American Home Assurance Company

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) Joe Brosnan

Signature 

Date June 20, 1981

Signature of Site Owner or Operator

Name (please type) _____

Signature _____

Date _____

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)
3/18/91

PRODUCER

ANDREINI AND COMPANY
226 WEST 26TH AVENUE
SAN MATEO, CA 94403
(415) 573 - 1111

INSURED
EXCELTECH, INC.
41674 CHRISTY STREET
FREMONT, CA., 94538

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER **A** AMERICAN HOME ASSURANCE COMPANY
- COMPANY LETTER **B**
- COMPANY LETTER **C**
- COMPANY LETTER **D**
- COMPANY LETTER **E**

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY				GENERAL AGGREGATE \$
	COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMPI/OP AGG. \$
	CLAIMS MADE OCCUR.				PERSONAL & ADV. INJURY \$
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE \$
					FIRE DAMAGE (Any one fire) \$
					MED. EXPENSE (Any one person) \$
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRED AUTOS				
	NON-OWNED AUTOS				
	GARAGE LIABILITY				
	EXCESS LIABILITY				EACH OCCURRENCE \$
	UMBRELLA FORM				AGGREGATE \$
	OTHER THAN UMBRELLA FORM				
A	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	WC-581-73-01	7/1/90	7/1/91	STATUTORY LIMITS EACH ACCIDENT \$ 2,000,000 DISEASE-POLICY LIMIT \$ 2,000,000 DISEASE-EACH EMPLOYEE \$ 2,000,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
*EXEPT WITH RESPECT TO NON-PAYMENT OF PREMIUM, WHICH SHALL BE 10 DAYS NOTICE.

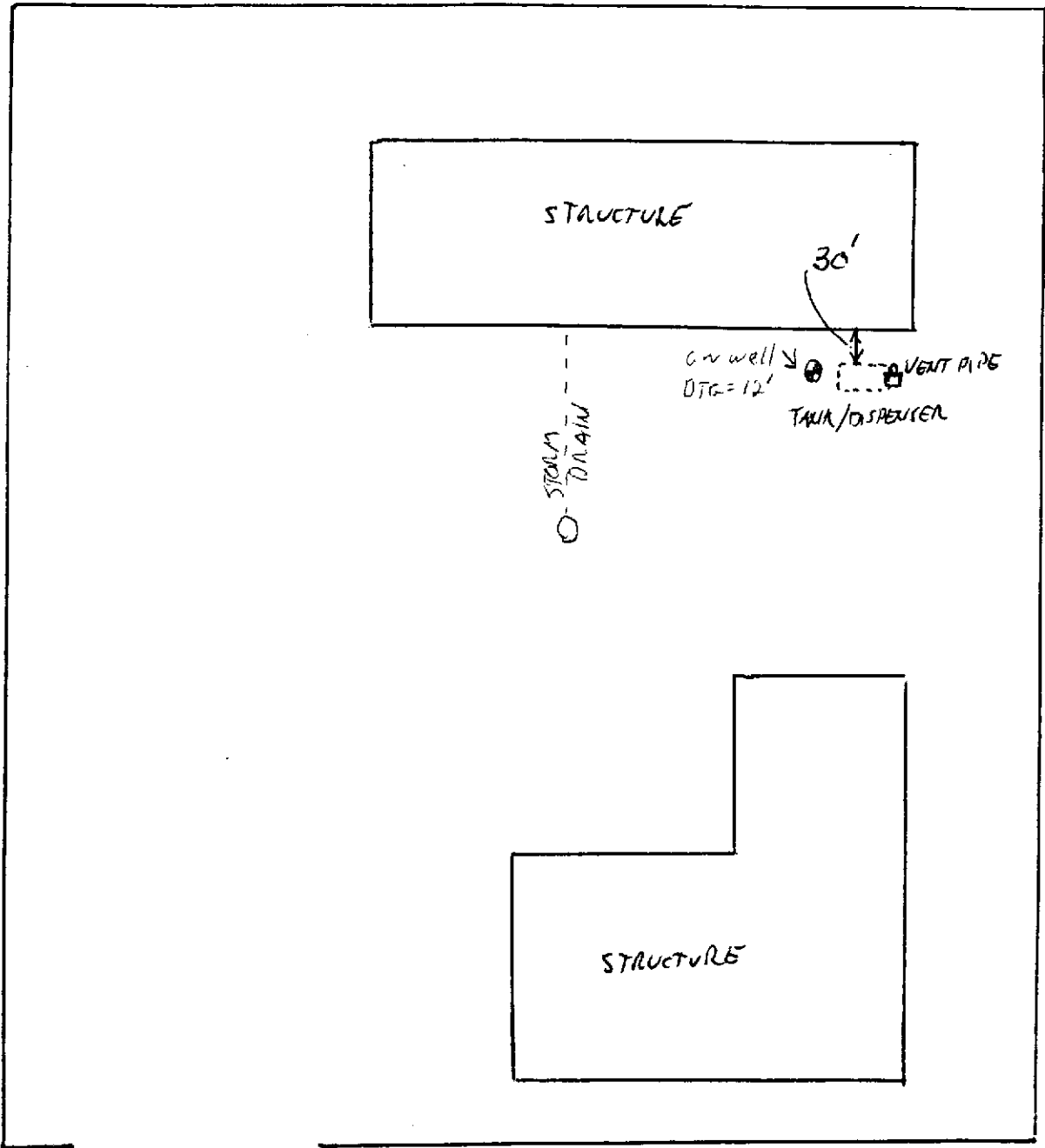
CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL *30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVE

AUTHORIZED REPRESENTATIVE


Nancy Hudzietz



SCARLETT COURT



Not to scale

	PLOT PLAN			
	6301 SCARLETT CT.		REVIEWED BY:	APPROVED BY:
	DUBLIN, CALIFORNIA		JOB #:	DRAWN BY:
			DATE:	DRAWING #:



Dale G. Wilder
Certified Engineering
Geologist, EG-001054

Tel (510) 831-1957

Fax (510) 838-2151

18211 Bollinger Canyon Road San Ramon, CA 94583

Joseph V. Brosnan
Project Supervisor II



EXCELTECH A RESNA Company

41674 Christy Street
Fremont, CA 94538
Phone: (415) 659-0404
Fax: (415) 651-4677