




ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
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Morey and Ethel Gross and Peggy Lane
 915 Main Street
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ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
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February 14, 2017

Bradley A & Sandra L Hirst, Trustees
& Bradley Hirst et al.
c/o Equity Enterprises
4460 Black Avenue, Suite L
Pleasanton, CA 94566-6142
(Sent via email to brad@equityenterprises.net)

Paul C and Alice T Sun, Trustees
PO Box 117941
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C & H Development Co
43 Panoramic Way
Walnut Creek, CA 94566-8218

Morey and Ethel Gross and Peggy Lane
915 Main Street
Pleasanton, CA 94566-8218

David B. Wheeler
927 Main Street
Pleasanton, CA 94566-6072

Santa Rita Investment Company
915 Main Street
Pleasanton, CA 94566-8218

C & H Development Co
Bradley A. and Sandra L Hirst, Trustees
43 Panoramic Way
Walnut Creek, CA 94595-1605

Autogal, Inc.
Agent: The Prentice-Hall Corporation System, Inc.
2711 Centerville Road Suite 400
Wilmington, DE 19808

Subject: Work Plan Request for Fuel Leak Case No. RO0003199 and GeoTracker Global ID T1000008158,
Main Street Property, 927 Main Street, Pleasanton, CA 94566

Dear Responsible Parties:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file, including the October 10, 2016, report titled "Soil and Groundwater Investigation Report," (Report) submitted by Environmental Risk Assessors. The Report documents the following: the advancement of two soil borings at the site from which a total of five soil samples and two grab groundwater samples were collected; the advancement of one soil gas sampling point at the site; and the advancement of one soil boring at 915 Main Street, Pleasanton, the property that adjoins the subject site to the south and the west. The soil and groundwater samples were analyzed for the following: Total Petroleum Hydrocarbons as gasoline (TPH-g), diesel (TPH-d), and Stoddard Solvent (TPH-ss); benzene, toluene, ethylbenzene, and total xylenes (BTEX); methyl *tert*-butyl ether (MtBE); and naphthalene. The soil gas sample was analyzed for oxygen, methane, and naphthalene. The Report also presents in Appendix H the results of a geophysical survey that was performed using ground penetrating radar (GPR) on March 25, 2016, and discussed in a report titled "Geophysical Survey," dated March 30, 2016, and submitted by CBRE, Inc. The results of the survey, in which the GPR achieved depths between 3.5 feet and 4 feet bgs, appear to indicate that underground storage tanks (USTs) are not present at the subject site, the property at 915 Main Street that adjoins the subject site to the south and the west, and the property that adjoins the subject site to north extending to the northern railroad tracks. The Report also includes a preliminary Site Conceptual Model (SCM) and a comparison of the site data to the criteria under the State Water Resources Control Board's Low-Threat Underground