

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 2747

ENVIRONMENTAL HEALTH SERVICES

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April 6, 1998

ATTN: Earl James
Erler and Kalinowski
1730 S. Amphlett Boulevard, ST 320
San Mateo, CA - 94402

Subject: Lincoln Property, 7303, 7305, 7307 Edgewater Drive, Oakland, CA

Dear Mr. James:

I am in receipt of the document "*Request for Closure and 1996/1997 Monitoring Report*", dated January 1998, prepared by Erler and Kalinowski, Inc.(EKI) for the above referenced site. In response to a request for closure, all the pertinent documents submitted to this Department were reviewed.

Under the oversight of this Department, an underground storage tank was removed in 1988. Soil and groundwater investigations performed subsequent to tank removal did not indicate the presence of any significant concentrations of petroleum hydrocarbons. Site history indicates that the property was mainly used as a warehouse and distribution facility.

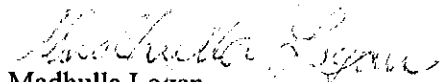
During the year 1994/1995, Clayton Environmental collected twelve soil and grab groundwater samples. Also, four monitoring wells, MW-1 to MW-4 were installed. Subsequently, EKI collected an additional soil sample and conducted two rounds of sampling of the four monitoring wells. The results of the investigations were used to conduct a risk assessment using the ASTM's Risk Based Corrective Action (RBCA) methodology for a commercial scenario. In 1996 two additional monitoring wells, MW-5 and MW-6 were installed. Up to July 1997, the groundwater monitoring wells have been sampled at various frequencies.

Previous soil and groundwater investigations conducted on the property have indicated the presence of significant concentrations of heavy petroleum hydrocarbons in majority of the samples. However, only insignificant concentrations or infrequent hits of BTEX, PNAs, gasoline and chlorinated solvents have been identified. Although diesel has been detected in the groundwater samples collected from all six monitoring wells, the concentrations show a decreasing trend towards the bay. Also, concentrations of total dissolved solids ranging from 1500mg/L to 21000 mg/l indicate the non-potable nature of the groundwater in this area.

Based on the results of the risk assessment, the plume stability, absence of significant gasoline and BTEX concentrations, and with provision that the information provided to this agency is accurate and representative of site conditions, the site does not pose a threat to public health and no further action is required. Please note that the closure is being provided based on maintaining the site use as commercial, If land use changes, then re-evaluation of the site may be required.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,


Madhulla Logan

Hazardous Material Specialist

C: Cy Colburn, Lincoln Property Company, 101 Lincoln Centre Drive, Foster City, CA - 94404
Derek Lee, San Francisco Regional Water Quality Control Board, Oakland, CA
Catherine Frazier, Lincoln Property Company, 101 Lincoln Drive, Foster City, CA - 94401-1167