

Northwestern Mutual Life
Golden Gate Agency
Steven E. Smith, CLU, ChFC,
General Agent
One Sansome Street, Suite 1700
San Francisco, CA 94104

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Mutual Life®**

The Northwestern Mutual Life Insurance Company - Milwaukee

Cover Sheet For Facsimile Transaction

DATE: 3/2/98
TO: FAX #: 510-337-9335
PERSON: EVA CHU
COMPANY: _____
FROM: FAX #: (415)296-1080
PERSON: Alvin H. Goldfarb

Number of pages to be transmitted
including this cover sheet: 2

Special instructions/remarks: _____

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at (415)956-6555

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**Northwestern
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The Northwestern Mutual Life Insurance Company - Milwaukee

PETE WILSON, Governor

STATE OF CALIFORNIA

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1255
FAX: (510) 286-1380



August 20, 1996
File No. 2198.17 (KLG)

Mr. William Kerry
151 Callan Avenue
San Leandro, CA 94577

Subject: Underground Storage Tank(UST) Case Closure
Goldenberg Property
1791 Neptune, San Leandro, CA

Dear Mr. Mosle:

This letter confirms the completion of site investigation and remedial action for the underground storage tank formerly located at the above described location. Enclosed for your records is the Case Closure Summary dated July 29, 1996 for the above referenced site.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 18, Section 2721(e) of the California Code of Regulations. If a change in land use is proposed, the owner must promptly notify this agency.

Please contact Kevin Graves at (510) 286-0435 if you have any questions regarding this matter.

Sincerely,

Loretta Barsamian
Executive Officer

Stephen I. Morse, Chief
Toxics Cleanup Division

cc: Michael Bakaldin, City of San Leandro
Dave Deaner, CSWRCB (w/ enclosure)
RB File# 01 0710

577-3331

WPT1109.CLM

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: July 29, 1996

Agency Name: City of San Leandro	Address: 835 East 14th Street
City/State/Zip: San Leandro, CA	Phone: (510) 577-3331
Responsible Staff Person: Michael Bakaldin	Title: Hazardous Materials Coordinator

II. SITE INFORMATION

Site Facility Name: Goldenberg Property				
Site Facility Address: 1791 Neptune				
RB LUSTIS Case No.: 01-0710	Local or LOP Case No.:	Priority:		
URF Filing Date:	SWEEPS No.:			
Responsible Parties (include addresses and phone numbers)				
William Kerry, 151 Callan Avenue, San Leandro, CA 94577				
Tank No.	Size in Gallons	Contents	Closed In-Place/Removed?	Date
1	10,000	Diesel	Removed	7/29/94

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown		
Site characterization complete? Yes	Date Approved By Oversight Agency: 4/30/96	
Monitoring wells installed? No	Number:	Proper screened interval?
Highest GW Depth BGS (ft):	Lowest Depth:	Flow Direction:
Most Sensitive Current Use:		
Most Sensitive Potential Use and Probability of Use		
Are drinking water wells affected? No	Aquifer Name:	
Is surface water affected? No	Nearest/Affected SW Name:	
Off-Site Beneficial Use Impacts (Addresses/Locations):		
Report(s) on file? Yes	Where is report(s) filed? City of San Leandro	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1-10,000 gal	Removed	7/29/94
Piping			
Free Product			
Soil			
Groundwater			
Barrels			

MAXIMUM POLLUTANT CONCENTRATIONS-BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (ppm)		Water (ppb)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Diesel)	13	NT	5,700	200	Oil & Grease	1400	70	NT	690
Benzene	ND	NT	ND	ND					
Toluene	ND	NT	ND	0.64					
Ethylbenzene	ND	NT	ND	ND					
Xylene	ND	NT	ND	1.1					

Comments (Depth of Remediation, etc.): In 1994, the property owner removed one double-walled underground diesel tank from the property. At the time of removal, two sidewall soil samples and a pit water sample were collected from the tank pit. The soil sidewall and pit water sample results are indicated above as the "before" concentrations. The property owner had the pit water purged and resampled. The second pit water sampled indicated TPH-D readings of 470 ppm. The property owner backfilled the excavation in 1994.

This site appears to have been placed in the LUSTIS database in 1987 due to a surface oil spill. Soil sampling indicated Oil & Grease readings up to 1400 ppm. The previous owner excavated 44 tons of soil and hauled it off-site. Confirmatory soil sampling indicated that Oil & Grease levels had been reduced to 70 ppm. The results are reported in the table above.

On February 14, 1996, the property owner had a test pit dug within 20 feet of the former underground tank in the assumed downgradient direction. The test pit was extended down to 9 feet to determine if any soil and/or groundwater contamination was present. A soil sample was not collected since there were no signs of contamination. A grab groundwater sample was collected from approximately 6 feet bgs. The groundwater sample from the test pit indicated light petroleum contamination with the results reported above as the "after" concentrations. Due to the previous oil spill on the property, the grab groundwater sample was additionally analyzed for TPH as motor oil. The results indicated the presence of light motor oil contamination in the groundwater (please see above).

V. TECHNICAL REPORTS, CORRESPONDENCE ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title:	Date:
Oil spill sampling data from Blaine Tech Services	06/24/87
Underground storage tank removal data from Paradiso	1994
Grab groundwater sampling data from Kaprealian Engineering	2/23/96

VI. ADDITIONAL COMMENTS, DATA, ETC.

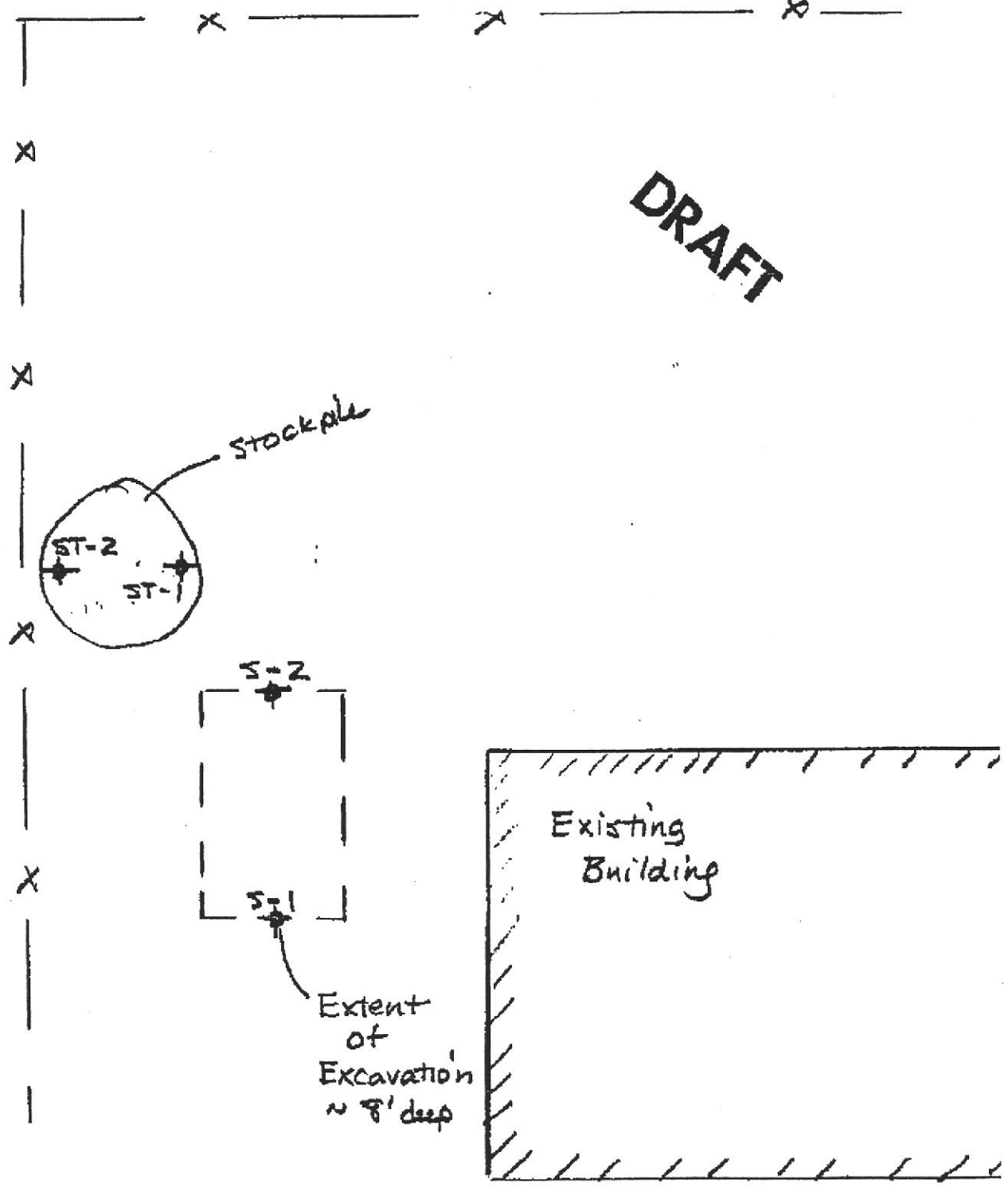
PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE:

- 1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC.; AND,
- 2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES ETC.)

Based on the soil and groundwater testing performed at the site, there does not appear to be a threat to the groundwater. Therefore case closure is recommended.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

DRAFT



1" = 20'

→
Reference
North

◆ Soil Samples

SITE PLAN
1791 Neptune Dr
San Leandro
SCT 687.002

AUG-11-'94 THU 13:53 ID:SC1

H402 P02

TEL NO:45C1268-0137



Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 116634
CLIENT: SUBSURFACE CONSULTANTS
PROJECT ID: 687.002
LOCATION: 1791 NEPTUNE

DATE SAMPLED: 08/01/94
DATE RECEIVED: 08/01/94
DATE EXTRACTED: 08/09/94
DATE ANALYZED: 08/10/94
DATE REPORTED: 08/11/94

Extractable Petroleum Hydrocarbons in Aqueous Solutions
California DOHS Method
LUFT Manual October 1989

LAB ID	CLIENT ID	KEROSENE RANGE (ug/L)	DIESEL RANGE (ug/L)	REPORTING LIMIT (ug/L)
116634-001	W-1	**	5,700	50
METHOD BLANK		ND	ND	50

ND = Not detected at or above reporting limit. Reporting limit
applies to all analytes.

** Kerosene range not reported due to overlap of hydrocarbon ranges.

QA/QC SUMMARY:

RPD, %	11
RECOVERY, %	106



Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 116634
CLIENT: SUBSURFACE CONSULTANTS
PROJECT ID: 687.002
LOCATION: 1791 NEPTUNE

DATE SAMPLED: 08/01/94
DATE RECEIVED: 08/01/94
DATE ANALYZED: 08/06/94
DATE REPORTED: 08/08/94

Benzene, Toluene, Ethyl Benzene, Xylenes by EPA 8020
Extraction by EPA 5030 Purge and Trap

LAB ID	CLIENT ID	BENZENE (ug/L)	TOLUENE (ug/L)	ETHYL BENZENE (ug/L)	TOTAL XYLENES (ug/L)	REPORTING LIMIT (ug/L)
116634-001	W-1	ND	ND	ND	ND	0.5
METHOD BLANK		ND	ND	ND	ND	0.5

ND = Not detected at or above reporting limit.

Reporting Limit applies to all analytes.

QA/QC SUMMARY

RPD, %	2
RECOVERY, %	95



Curia & Tompkins, Ltd.

LABORATORY NUMBER: 116621
CLIENT: SUBSURFACE CONSULTANTS
PROJECT ID: 687.002
LOCATION: 1791 NEPTUNE

DATE SAMPLED: 07/29/94
DATE RECEIVED: 07/29/94
DATE EXTRACTED: 08/03/94
DATE ANALYZED: 08/07-08/94
DATE REPORTED: 08/08/94

Extractable Petroleum Hydrocarbons in Soils & Wastes
California DOHS Method
LUFT Manual October 1989

LAB ID	SAMPLE ID	KEROSENE RANGE (mg/Kg)	DIESEL RANGE (mg/Kg)	REPORTING LIMIT* (mg/Kg)
116621-001	S-1	ND	ND	1
116621-002	S-2	ND	13	1
METHOD BLANK		ND	ND	1

ND = Not detected at or above reporting limit.

* Reporting limit applies to all analytes.

QA/QC SUMMARY

RPD, %	10
RECOVERY, %	98



Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 116621
CLIENT: SUBSURFACE CONSULTANTS
PROJECT ID: 587.002
LOCATION: 1791 NEPTUNE

DATE SAMPLED: 07/29/94
DATE RECEIVED: 07/29/94
DATE ANALYZED: 08/01/94
DATE REPORTED: 08/08/94

Benzene, Toluene, Ethyl Benzene, Xylenes by EPA 8020
Extraction by EPA 5030 Purge and Trap

LAB ID	SAMPLE ID	BENZENE (ug/Kg)	TOLUENE (ug/Kg)	ETHYL BENZENE (ug/Kg)	TOTAL XYLENES (ug/Kg)	REPORTING LIMIT (ug/Kg)
116621-001	S-1	ND	ND	ND	ND	5
116621-002	S-2	ND	ND	ND	ND	5
METHOD BLANK		ND	ND	ND	ND	5

ND = Not detected at or above reporting limit.

Reporting Limit applies to all analytes.

QA/QC SUMMARY

RPD, %	<1
RECOVERY, %	114



Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 116634
CLIENT: SUBSURFACE CONSULTANTS
PROJECT ID: 687.002
LOCATION: 1791 NEPTUNE

DATE SAMPLED: 07/29/94
DATE RECEIVED: 08/01/94
DATE EXTRACTED: 08/03/94
DATE ANALYZED: 08/08/94
DATE REPORTED: 08/08/94

Extractable Petroleum Hydrocarbons in Soils & Wastes
California DOHS Method
LUFT Manual October 1989

LAB ID	SAMPLE ID	KEROSENE RANGE (mg/Kg)	DIESEL RANGE (mg/Kg)	REPORTING LIMIT* (mg/Kg)
116634-002	ST-1	ND	4	1
116634-003	ST-2	**	8	1
METHOD BLANK		ND	ND	1

ND = Not detected at or above reporting limit.

* Reporting limit applies to all analytes.

** Kerosene range not reported due to overlap of hydrocarbon ranges.

QA/QC SUMMARY

RPD, %	10
RECOVERY, %	98



LABORATORY NUMBER: 116634
CLIENT: SUBSURFACE CONSULTANTS
PROJECT ID: 687.002
LOCATION: 1791 NEPTUNE

DATE SAMPLED: 07/29/94
DATE RECEIVED: 08/01/94
DATE ANALYZED: 08/02/94
DATE REPORTED: 08/08/94

Benzene, Toluene, Ethyl Benzene, Xylenes by EPA 8020
Extraction by EPA 5030 Purge and Trap

LAB ID	SAMPLE ID	BENZENE (ug/Kg)	TOLUENE (ug/Kg)	ETHYL BENZENE (ug/Kg)	TOTAL XYLENES (ug/Kg)	REPORTING LIMIT (ug/Kg)
116634-002	ST-1	ND	ND	ND	ND	5
116634-003	ST-2	ND	ND	ND	ND	5
METHOD	BLANK	ND	ND	ND	ND	5

ND = Not detected at or above reporting limit.

Reporting Limit applies to all analytes.

QA/QC SUMMARY

RPD, % 3
RECOVERY, % 114