

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 3695 - 1900 Webster Street, Alameda, CA 94501

November 4, 1996

Ms. Marla Guensler
Exxon Co
P.O.Box 4032
Concord, CA 94568

Mr. Dan Mundy
Dolan Foster Enterprises
25546 Seaboard Ln
Hayward, CA 94545

Dear Ms. Guensler and Mr. Mundy:

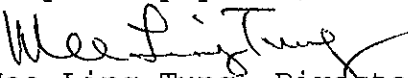
This letter confirms the completion of site investigation and remedial action for the former gasoline underground storage tanks removed from the above site. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, 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 16, Section 2721(e) of the California Code of Regulations. If changes in land use, structural configuration, or site activities are proposed such that more conservative exposure scenarios should be evaluated, the owner must promptly notify this agency.

Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,


Mee Ling Tung, Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
files (tacobell.3)

ENVIRONMENTAL PROTECTION

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

95 MAY PM 2:00

I. AGENCY INFORMATION

Date: March 20, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Taco Bell
Site facility address: 1900 Webster Street, Alameda, CA 94501
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 3695
URF filing date: 1/15/91 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Dolan Foster Enterprises Attn. Dan Mundy	25546 Seaboard Lane Hayward, CA 94545	
Exxon Co. USA Attn. Marla Guensler	P.O. Box 4032 Concord, CA 94524-2032	

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
	2-550	Gasoline	Removed	Unknown
	1-500	Gasoline	"	"
	1-1,000	Gasoline	"	"
	1-8,000	"	"	"
	1-6,000	"	"	"
	2-2,000	"	"	"

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? YES
Date approved by oversight agency: 3/5/96
Monitoring Wells installed? Yes Number: 4
Proper screened interval? Yes, 3 to 18' bgs in MW-1 thru MW-3, and 4 to 19' bgs in MW-4.
Highest GW depth below ground surface: 1.47' Lowest depth: 4.44'
Flow direction: Varied from North to Southeast with 0.003 gradient
Most sensitive current use: Restaurant
Are drinking water wells affected? No Aquifer name: Merritt Sand
Is surface water affected? No Nearest affected SW name: NA
Off-site beneficial use impacts (addresses/locations): None

Report(s) on file? **YES** Where is report(s) filed? **Alameda County**
1131 Harbor Bay Pkwy
Alameda, CA 94502

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment</u> <u>or Disposal w/destination)</u>	<u>Date</u>
Tank	8 USTs	Unknown	Before 2/74
Soil	300 cy	Vasco Rd L.F. in Livermore	July 1992

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before ¹	After ²	Before ³	After
TPH (Gas)	8,000	33	29,000	ND
TPH (Diesel)	24 ²	12	ND	ND
TPH (Kerosine)	22 ²	22	2,000 ⁴	
Benzene	8.2	0.21	29	ND
Toluene	200	ND	400	ND
Ethylbenzene	110	ND	200	ND
Xylenes	760	0.49	2,300	ND
Oil & Grease	ND ⁵		18,000 ⁴	ND
PNAs	ND ⁵			
Lead	ND			

- NOTE:
- 1 from exploratory boring EB4 at 1.5 to 2' bgs
 - 2 2 into 1 composite sample from East tank, E-20
 - 3 "grab" groundwater from pit after overexcavation
 - 4 "grab" groundwater from boring U14
 - 5 from beneath waste oil vessel

Comments (Depth of Remediation, etc.):

See Section VII, Additional Comments, etc...

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **Undetermined**

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Undetermined**

Does corrective action protect public health for current land use? **YES**

Site management requirements: **None**

Should corrective action be reviewed if land use changes? **YES**

Monitoring wells Decommissioned: **None, pending site closure.**

Number Decommissioned: **0** Number Retained: **4**

List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature: *Eva Chu* Date: 3/25/96

Reviewed by

Name: Tom Peacock Title: Supervising HMS

Signature: *Tom Peacock* Date: 3-25-96

Name: Juliet Shin Title: Sr. Haz Mat Specialist

Signature: *Juliet Shin* Date: 3/22/96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 3/26/96 RB Response: *Approved*

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature: *Kevin Graves* Date: 4/26/96

VII. ADDITIONAL COMMENTS, DATA, ETC.

This site operated as a service station from 1928 to 1974. During this time records show up to 8 USTs were installed (2-550; 1-500; 1-1,000; 1-8,000; 1-6,000; and 2-2,000 gallon). By February 1974 all tanks and associated piping were removed, prior to the sale of the property to Dolan Foster Enterprises. Currently the site operates a Taco Bell restaurant.

In December 1991 through January 1992 subsurface investigations consisting of the advancement of 18 soil borings (13 exploratory borings, E-1 through E-13, and 5 geotechnical borings, U-14 through U-18) were performed to determine if subsurface soils were impacted by petroleum hydrocarbons. A total of 10 soil samples were selected for chemical analysis. Petroleum hydrocarbons were detected in borings E-4, E-6, and U-14, all located in the vicinity of the former pump island. Temporary well casings were placed in borings U-14 through U-17 to collect "grab" groundwater samples. U-14 and U-16 identified elevated TRPH (Method 418.1) in groundwater. (See Fig 1, Tables 5 and 6).

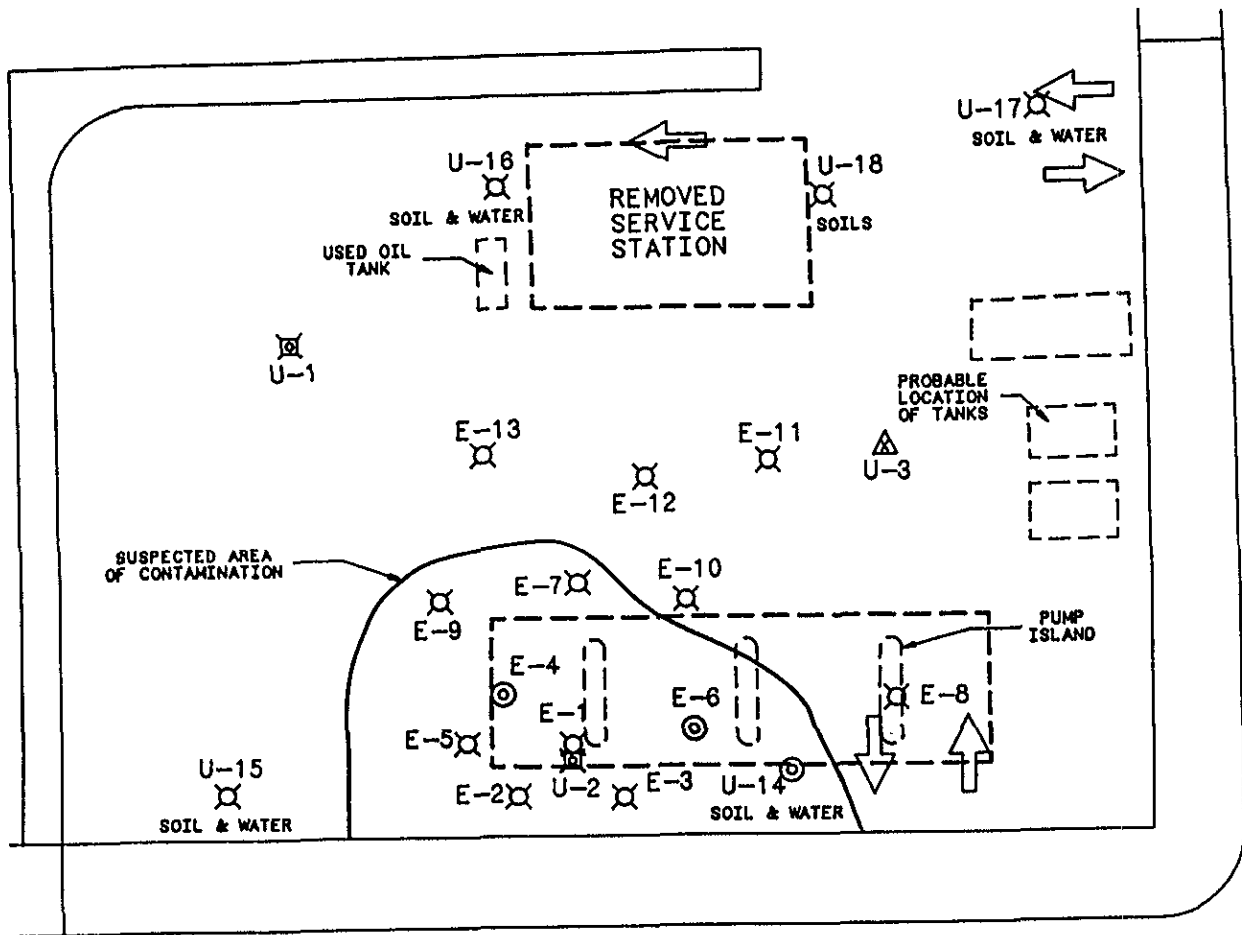
In June 1992 overexcavation of the pump island area removed approximately 300 cy of hydrocarbon-impacted soil (based on PID readings >5 ppm) to depths ranging from 4 to 6' bgs. Confirmatory bottom and sidewall soil samples collected did not identify TPH-G or BTEX. Two "grab" groundwater samples from the pit exhibited up to 29,000 ppb TPH-G and 29 ppb benzene. The pit was backfilled with clean fill material. (See Fig 2, table 7).

In July 1992 the existing Taco Bell building was demolished so as to construct a new facility. This allowed access to an area that was predetermined to be the former tank field. At this time a waste oil storage vessel was discovered and removed. This container along with some contaminated soil was disposed of at Vasco Road L.F. in Livermore.

To characterize the former tank field, three soil borings were advanced; one through the waste oil vessel area, one by the west tank (E-19), and one by the east tank (E-20). Soil near the waste oil container exhibited only low levels of diesel. The east tank area also identified low levels of TPH-G, TPH-D, and benzene. (See Fig 2, Table 9).

In August 1992 four groundwater monitoring wells (MW-1 through MW-4) were installed to a depth of 19'. Groundwater was sampled for four quarters (from Jan 1993 to Apr 1995). TPH as gasoline, diesel, and kerosine, and BTEX have not been detected. TOG was detected in Sep and Dec 1993. During these two sampling events, it was noted that the well covers were damaged. Once repaired, the following sampling event, in April 1995, did not identify TOG in groundwater. (See Fig 3, Table 12).

It appears overexcavation removed most of the hydrocarbon-impacted soil around the former pump island. Residual hydrocarbons near the east tank does not appear to have impacted groundwater quality beneath the site. Up to 0.42 ppm benzene in soil should pose no significant health risk to human health (based on RBCA Look-up Table for soil vapor intrusion to outdoor air). Continued monitoring is not warranted.

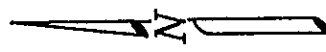


NOTE

LOCATION OF FORMER BUILDING AND TANK SITES TAKEN FROM SITE MAPS DRAWN IN THE YEARS 1951 AND 1968 PER THE EXXON COMPANY, U.S.A. IN CONCORD, CA.

LEGEND

- ⊗ EXPLORATORY BORINGS—DESIGNATED "E"
- △ GEOTECHNICAL 1 DRIVE BORING—DESIGNATED "U"
- ⊠ GEOTECHNICAL 3 DRIVE BORINGS—DESIGNATED "U"
- ⊙ EXPLORATORY BORINGS—CONTAMINATED—DES. "E"
- FORMER TANK LOCATIONS
- LOCATION OF FORMER STRUCTURES

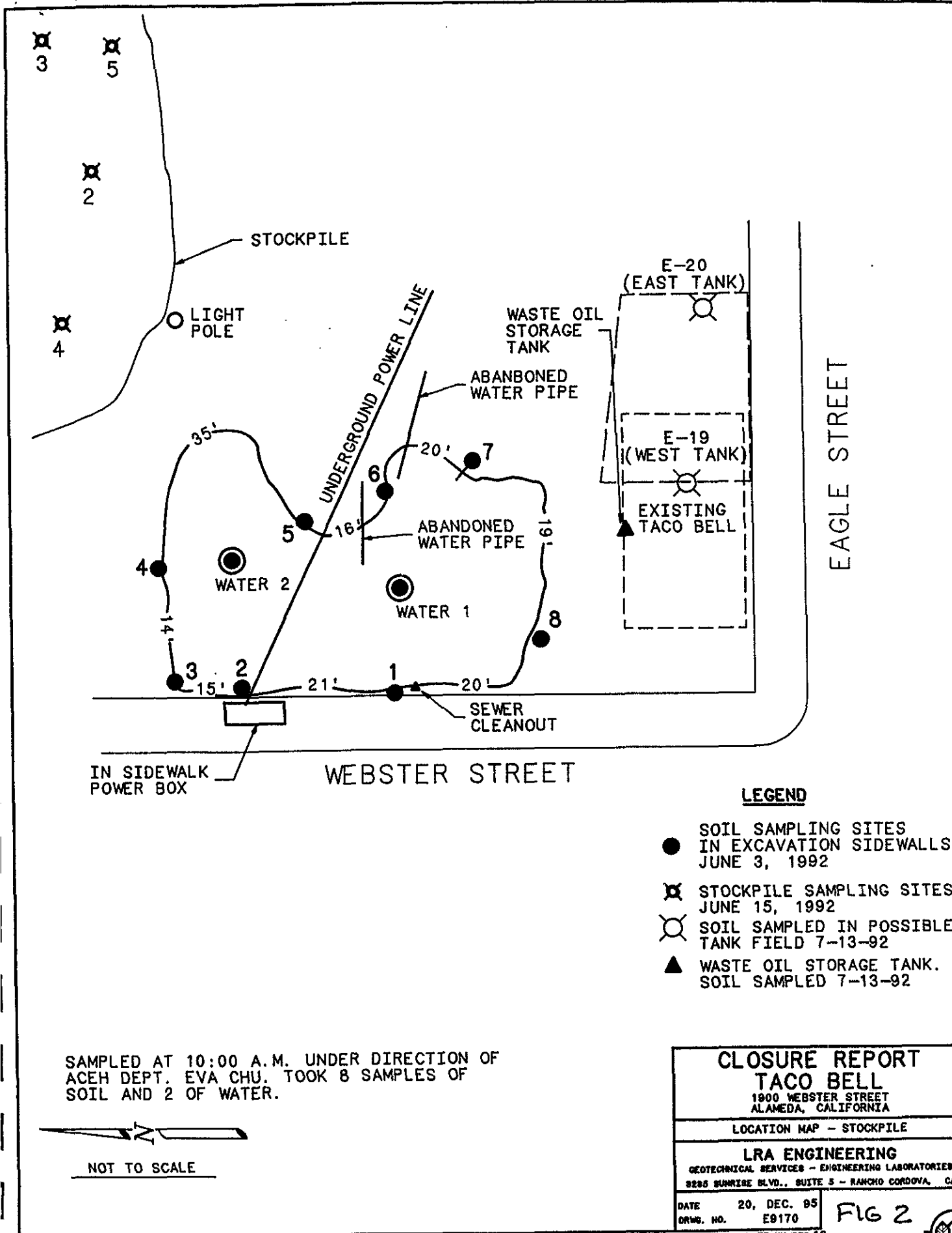


NOT TO SCALE

CLOSURE REPORT	
TACO BELL	
1900 WEBSTER STREET ALAMEDA, CALIFORNIA	
LOCATION MAP - SOIL BORINGS	
LRA ENGINEERING 3235 SUNRISE BLVD, SUITE 5 RANCHO CORDOVA CA 95742	
DATE	20, DEC. 95
DRWG. NO.	E9170
FLATE NUMBER 3	

FIG 1





LEGEND

- SOIL SAMPLING SITES IN EXCAVATION SIDEWALLS JUNE 3, 1992
- ⊗ STOCKPILE SAMPLING SITES JUNE 15, 1992
- ⊙ SOIL SAMPLED IN POSSIBLE TANK FIELD 7-13-92
- ▲ WASTE OIL STORAGE TANK. SOIL SAMPLED 7-13-92

SAMPLED AT 10:00 A.M. UNDER DIRECTION OF ACEH DEPT. EVA CHU. TOOK 8 SAMPLES OF SOIL AND 2 OF WATER.

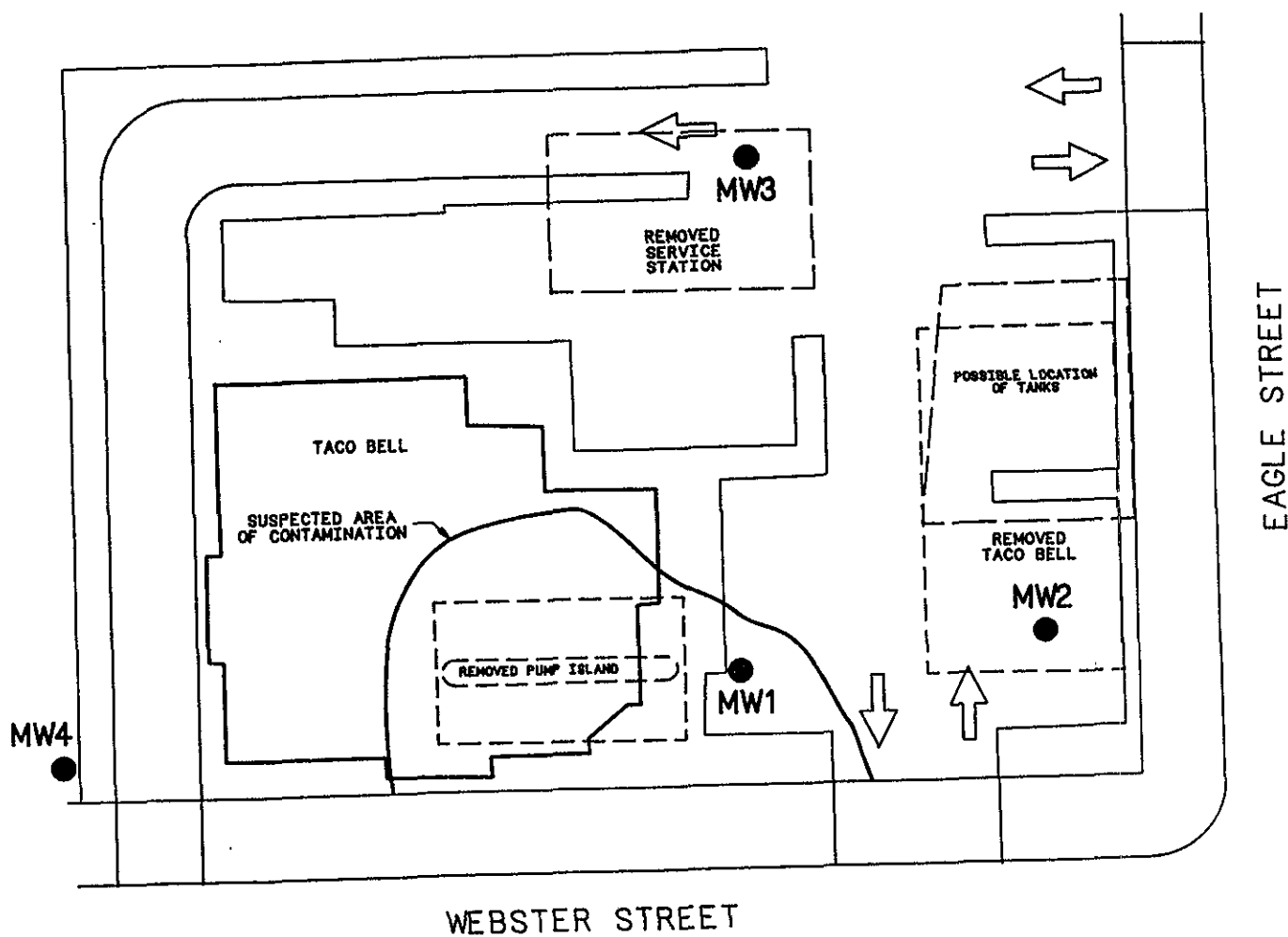


NOT TO SCALE

CLOSURE REPORT TACO BELL	
1900 WEBSTER STREET ALAMEDA, CALIFORNIA	
LOCATION MAP - STOCKPILE	
LRA ENGINEERING GEOTECHNICAL SERVICES - ENGINEERING LABORATORIES 8285 SUNRISE BLVD., SUITE 5 - RANCHO CORDOVA, CA	
DATE	20, DEC. 95
DRWG. NO.	E9170
PLATE NUMBER 13	

FIG 2






LEGEND

- MONITORING WELL PLACEMENT
- EXISTING STRUCTURE
- - - REMOVED TACO BELL
- - - REMOVED SERVICE STATION



NOT TO SCALE

CLOSURE REPORT TACO BELL 1900 WEBSTER STREET ALAMEDA, CALIFORNIA	
LOCATION MAP - MONITORING WELLS	
 LRA ENGINEERING 3235 SUNRISE BLVD, SUITE 5 RANCHO CORDOVA CA 95742	
DATE	20. DEC. 95
DRWG. NO.	E9170
PLATE NUMBER 14 FIG 3	

During the drilling and sampling of borings E-1 through E-4, a PID (H-nu, model PI 101) was used to qualitatively screen for any volatile organic compounds that might be encountered. A relative scale of zero (0) to two-hundred (200) was used to ascertain the levels of volatile compounds. Readings for each boring are as follows:

TABLE FOUR
PHOTO-IONIZING HYDROCARBON READING
SOIL BORING

<u>Sample</u>	<u>Depth</u>	
	<u>0 - 5 ft.</u>	<u>5 - 10 ft.</u>
E-1	44	45
E-2	44	47
E-3	ND	ND
E-4	55	59

Soil sampling methodologies were performed according to specifications in the Leaking Underground Fuel Tank (LUFT) Investigation and Monitoring Workplan dated 25 October 1991 as submitted to Alameda County Department of Environmental Health.

Soil sample results: The following table summarizes the results of chemical analyses of the soil samples obtained from the exploratory soil borings on 19 December 1991 and 21 January 1992.

TABLE FIVE
SOIL BORING ANALYTICAL RESULTS

Sample Date: 19 December 1991

Sample Location and Depth: E1-3-II 7'-7.5'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TFH,EPA 5030	ND
Lead	DOHS ND	



TABLE FIVE - continued

SOIL BORING ANALYTICAL RESULTS

Sample Date: 19 December 1991

Sample Location and Depth: E2-2-II 6'-6.5'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TFH,EPA 5030	ND
Lead	DOHS	ND

Sample Location and Depth: E4-1-II 1.5'-2'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	8.2ppm
Toluene	EPA 8020	200.0ppm
Ethylbenzene	EPA 8020	110.0ppm
Xylenes	EPA 8020	760.0ppm
Gasoline	TFH,EPA 5030	8000.0ppm
Lead	DOHS	ND

Sample Location and Depth: E6-1-I 4.5'-5'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	3.8ppm
Ethylbenzene	EPA 8020	2.2ppm
Xylenes	EPA 8020	22.0ppm
Gasoline	TFH,EPA 5030	110.0ppm
Lead	DOHS	ND



TABLE FIVE - continued

SOIL BORING ANALYTICAL RESULTS

Sample Date: 21 January 1992

Sample Location and Depth: U14-1-I 5.5'-6'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TFH,EPA 5030	ND
Lead	STLC 7420	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
TRPH ¹	TRH 418.1	140.0ppm

Sample Location and Depth: U15-1-I 5.5'-6'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TFH,EPA 5030	ND
Lead	STLC 7420	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
TRPH	TRH 418.1	ND

Sample Location and Depth: U16-1-I 5.5'-6'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TFH,EPA 5030	ND
Lead	STLC 7420	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
TRPH	TRH 418.1	ND

¹ TRPH - Total Recoverable Petroleum Hydrocarbons



TABLE FIVE - continued

SOIL BORING ANALYTICAL RESULTS

Sample Date: 21 January 1992

Sample Location and Depth: U17-1-1 5.5'-6'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TFH,EPA 5030	ND
Lead	STLC 7420	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
TRPH	TRH 418.1	ND

Sample Location and Depth: U18-1-1 5.5'-6'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TFH,EPA 5030	ND
Lead	STLC 7420	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
TRPH	TRH 418.1	ND

Sample Location and Depth: U18-2-1 9.5'-10'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TFH,EPA 5030	ND
Lead	STLC 7420	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
TRPH	TRH 418.1	ND



Installation and Sampling of Temporary Groundwater Monitoring Points:

In order to sample the groundwater in U-14 through U-17 at the time the borings were advanced, a temporary well casing was placed in the annulus. This was to assure that samples of the groundwater could be obtained even if the wall of the annulus sloughed or caved. The casing consisted of a ten foot (10') section of two inch (2") I.D., 020 slotted PVC and five feet (5') of blank two inch (2") PVC. All PVC was decontaminated before being placed into the well annulus.

On 21 January 1992, groundwater samples were collected. Water samples were retrieved from the temporary monitoring points with a decontaminated two inch (2") acrylic bailer and placed into laboratory prepared glass bottles. These were then chilled in a cooler to preserve the original nature of the sample.

Visual and olfactory examination for sheen, floating product, and odor in the water samples was conducted at the time of sample acquisition. A visible sheen was observed in only one sample, U-16. No odors were detected in any of the water samples.

After the water had been sampled, all monitoring points were filled with a neat grout that consisted of five (5) gallons of water per one sack of Nevada Class II cement. This was done to assure that liquids foreign to the groundwater aquifer had no conduit into the aquifer.

Groundwater sampling methodologies were those specified in the LUFT Investigation and Monitoring Workplan dated 25 October 1991 as submitted to Alameda County Department of Environmental Health.

The following table summarizes the results of the chemical analysis of the groundwater samples obtained from the monitoring points.

TABLE SIX

GROUNDWATER ANALYTICAL RESULTS FROM TEMPORARY MONITORING POINTS

Sample Date: 21 JANUARY 1992

Sample Location: U14-A

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Kerosine	EPA 8015	2.0ppm
Diesel	EPA 8015	ND
Lead	TTLC 7420	ND
TRPH	TRH 418.1	3.0ppm



TABLE SIX- continued

GROUNDWATER ANALYTICAL RESULTS FROM TEMPORARY MONITORING POINTS

Sample Date: 21 JANUARY 1992

Sample Location: U15-A

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
Lead	TTLC 7420	ND
TRPH	TRH 418.1	ND

Sample Location: U16-A

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
Lead	TTLC 7420	ND
TRPH	TRH 418.1	18.0ppm

Sample Location: U17-A

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Kerosine	EPA 8015	ND
Diesel	EPA 8015	ND
Lead	TTLC 7420	ND
TRPH	TRH 418.1	ND

Sample Collection Equipment and Procedures:

Sample collection methodologies and chain of custody protocols were to those specified pursuant to the "Tri-Regional Board Staff Recommendations for the Investigation of Underground Tank Sites". All other methodologies and operating practices were consistent to the submitted workplan.

Soil

Soil sampling methodologies were performed according to specifications in the Leaking Underground Fuel Tank (LUFT) Investigation and Monitoring Workplan dated 25 October 1991 and 26 February 1992, respectively.



TABLE SEVEN
EXCAVATION SITE SAMPLE ANALYTICAL RESULTS

Sample Date: 3 JUNE 1992

SOIL

<u>Compound</u>	<u>Test Method</u>	<u>Sample No.</u>			
		<u>#1</u>	<u>#2</u>	<u>#3</u>	<u>#4</u>
Benzene	EPA 8020	ND	ND	ND	ND
Toluene	EPA 8020	ND	ND	ND	ND
Ethylbenzene	EPA 8020	ND	ND	ND	ND
Xylenes	EPA 8020	ND	ND	ND	ND
Gasoline	TFH,EPA 5030	ND	ND	ND	ND

SOIL

<u>Compound</u>	<u>Test Method</u>	<u>Sample No.</u>			
		<u>#5</u>	<u>#6</u>	<u>#7</u>	<u>#8</u>
Benzene	EPA 8020	ND	ND	ND	ND
Toluene	EPA 8020	ND	ND	ND	ND
Ethylbenzene	EPA 8020	ND	ND	ND	ND
Xylenes	EPA 8020	ND	ND	ND	ND
Gasoline	TFH,EPA 8020	ND	ND	ND	ND

WATER

<u>Compound</u>	<u>Test Method</u>	<u>Sample No.</u>	
		<u>#9</u>	<u>#12</u>
Benzene	EPA 602	29.0ppb	16.0ppb
Toluene	EPA 602	130.0ppb	400.0ppb
Ethylbenzene	EPA 602	ND	200.0ppb
Xylene	EPA 602	2800.0ppb	2300.0ppb
Gasoline	TFH,EPA 5030	29.0ppm	21.0ppm

Excavation Backfilling:

The excavated area was backfilled and compacted with pit run to a depth of two feet (2') below the ground surface. Aggregate base was then used to backfill the remainder of the excavation. All backfill was compacted to 90% of the maximum dry density of



These results indicate that the soils were sufficiently aerated to allow disposal off site. As a result, further characterization was not deemed necessary by B.F.I. Waste Systems, the receiver of the remediated soil. The stockpile soils were removed from the subject property by B.F.I. Waste Systems (a copy of the manifest is in the custody of Dolan Foster).

Further Subsurface Characterization:

On 6 July 1992, Dolan Foster Enterprises demolished the existing Taco Bell Restaurant so as to construct a new facility. This allowed access to an area that was predetermined to be the former tank field. During the destruction of the building, a previously, unknown waste oil storage vessel was discovered.

To characterize the former tank field, three (3) soil borings were drilled under the direction of the Field Geologist on 13 July 1992. Soil samples were then acquired from each boring where there was either a change in lithology or at elevations where contamination was obvious by sense of smell. Boring/sample locations are depicted on Plate 13, Appendix A and are identified as West Tank, East Tank and Waste Oil. The Waste Oil boring was placed at the site of the waste oil container. The West Tank soil sample was retained from five feet (5') below the ground surface. The East Tank soil sample was retained from five feet (5') and ten feet (10') below the ground surface. Two (2) soil samples were collected from the Waste Oil boring. The first sample was acquired from five feet (5') to six feet (6') below ground surface, i.e., two feet (2') to three feet (3') beneath the bottom of the waste oil container. The second sample was taken from nine feet (9') to ten feet (10') below ground surface. Soils encountered during the drilling of West Tank (E-19) and East Tank (E-20) borings were logged and are graphically presented on Plate 7, Appendix A.

Soil sample results: The following table summarizes the results of chemical analyses of the soil samples obtained from the former tank field.

TABLE NINE

FORMER TANK FIELD SOIL ANALYTICAL RESULTS

Sample Date: 13 JULY 1992

Sample Location and Depth: West Tank 5' (E-19)

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	ND
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	ND
Gasoline	TPH,EPA 5030	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	4.0ppm



TABLE NINE- continued

FORMER TANK FIELD SOIL ANALYTICAL RESULTS

Sample Date: 13 JULY 1992

Sample Location and Depth: East Tank 5' 10' composite (E-20)

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Benzene	EPA 8020	0.21ppm
Toluene	EPA 8020	ND
Ethylbenzene	EPA 8020	ND
Xylenes	EPA 8020	0.49ppm
Gasoline	TPH,EPA 5030	33.0ppm
Kerosine	EPA 8015	22.0ppm
Diesel	EPA 8015	12.0ppm

Sample Location and Depth: Waste Oil Barrel 2' 3' composite

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Gasoline	TPH,EPA 5030	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	8.0ppm
Oil & Grease	EPA 418.1	ND

Sample Location and Depth: Waste Oil Barrel 10'

<u>Compound</u>	<u>Test Method</u>	<u>Result</u>
Gasoline	TPH,EPA 5030	ND
Kerosine	EPA 8015	ND
Diesel	EPA 8015	4.0ppm
Oil & Grease	EPA 418.1	ND

The waste oil storage vessel, its contents and the surrounding soils were removed and disposed of at B.F.I. Waste Systems on Vasco Road in Livermore, California (copy of manifest is in the custody of Dolan Foster).



TABLE TWELVE

GROUNDWATER ANALYTICAL RESULTS

Sample Date: 4 January 1993

<u>Constituent</u>	<u>Test Method</u>	<u>MW1</u>	<u>MW2</u>	<u>MW3</u>	<u>MW4</u>
Benzene	EPA 602	ND	ND	ND	ND
Toluene	EPA 602	ND	ND	ND	ND
Ethylbenzene	EPA 602	ND	ND	ND	ND
Xylenes	EPA 602	ND	ND	ND	ND
Diesel	TPH,EPA8015mod.	ND	ND	ND	ND
Kerosene	TPH,EPA8015mod.	ND	ND	ND	ND
Gasoline	TPH,EPA5030	ND	ND	ND	ND
Oil & Grease	EPA 418.1	ND	ND	ND	ND

Sample Date: 1 September 1993

<u>Constituent</u>	<u>Test Method</u>	<u>MW1</u>	<u>MW2</u>	<u>MW3</u>	<u>MW4</u>
Benzene	EPA 5030/602	ND	ND	ND	ND
Toluene	EPA 5030/602	ND	ND	ND	ND
Ethylbenzene	EPA 5030/602	ND	ND	ND	ND
Xylenes	EPA 5030/602	ND	ND	ND	ND
Diesel	TPH,EPA3510/8015	ND	ND	ND	ND
Kerosene	TPH,EPA3510/8015	ND	ND	ND	ND
Gasoline	TPH,EPA5030/8015	ND	ND	ND	ND
Oil & Grease	EPA 3510/9070	ND	ND	30.0ppm	ND

Sample Date: 6 December 1993

<u>Constituent</u>	<u>Test Method</u>	<u>MW1</u>	<u>MW2</u>	<u>MW3</u>	<u>MW4</u>
Benzene	EPA 5030/602	ND	ND	ND	ND
Toluene	EPA 5030/602	ND	ND	ND	ND
Ethylbenzene	EPA 5030/602	ND	ND	ND	ND
Xylenes	EPA 5030/602	ND	ND	ND	ND
Diesel	TPH,EPA3510/8015	ND	ND	ND	ND
Kerosene	TPH,EPA3510/8015	ND	ND	ND	ND
Gasoline	TPH,EPA5030/8015	ND	ND	ND	ND
Oil & Grease	EPA 3510/9070	ND	5.5ppm	ND	ND

Sample Date: 25 April 1995

<u>Constituent</u>	<u>Test Method</u>	<u>MW1</u>	<u>MW2</u>	<u>MW3</u>	<u>MW4</u>
Oil & Grease	EPA 3510/9070	ND	ND	ND	ND



CASE CLOSURE CHECKLIST

Leaking Underground Storage Tank Program

ENVIRONMENTAL
PROTECTION

This checklist, CASE CLOSURE letter, and the Unauthorized Release Report Form (URRF) is to be retained by the Regional Board and Local Implementing Agency as documentation of release and subsequent closure action. All files and reports will be placed on microfiche for review.

I. Case Information

LUSTIS Case no. STID3965 URF filing date 1/15/92 Closure date 20 December 1995
 Site name/county Taco Bell Alameda, Alameda County
 Site address 1900 Webster St. City Alameda Zip 94501 Phone (510)887-7260

Table I - Responsible Party Information

Responsible party	Name	Address, City, Zip	Phone
Property owner	Dolan Foster	25596 Seaboard Ln Hayward	(510) 887-7260
Operator 1	see attached		()
Operator 2	"		()
Operator 3	"		()

II. Release and Site Characterization Information

Tank size(s) see attached Fuel type(s) see attached
 Chemical type(s) and quantity(ies) released Gasoline/ Unknown quantity

Table II - Lateral and Vertical Extent of Contamination

Environment	Lateral (ft)	Vertical (ft)	Contaminant	Concentration Range
Soil	32 ft.	64 ft.	Gasoline	ND - 8000 mg/kg
Groundwater	71 ft.	46 ft.	Total Oil & Grease	ND - 30 mg/l

Soil type at the site 1-6 ft. silty sand, 6-10 ft. clayey silty sand
 Source of drinking water under SWRCB POLICY 88-63 East Bay Municipal Utility Distr
 Were nearby wells (Domestic, Municipal, Ag, etc.) monitored? Yes N/A No _____
 Wells affected (Domestic, Municipal, Ag, etc.) None, no production wells within
2000 ft. of subject property.
 Highest and lowest depths to groundwater +1.67 ft. MSL, -.17 ft. MSL
 Seasonal groundwater gradient(s) and direction(s) see attached
 Name of Regional Water Quality Control Plan (Basin Plan) aquifer affected (see attached)
Merit Sand aquifer
 Surface water impacted? Yes _____ No X
 Name of surface water body affected N/A

III. Soil Remediation Information

Soil remediation method(s) Over excavation, aeration, and disposal to TSDF

Volume treated and/or removed 300 cubic yards of soil

Contaminated soil disposal site BFI Waste Management Systems, Vasco Rd., Livermore CA

If contamination is remaining, describe concentration range and volume (cubic yards or meters)

None

Table III - Maximum documented contaminant concentrations in soil before and after cleanup

Contaminant	Method used	Before (mg/kg)	After (mg/kg)	Depth (ft)	Contaminant	Method used	Before (mg/kg)	After (mg/kg)	Depth (ft)
TPH (Gas)	5030	8000	-	1.5'-2'	Benzene	8020	8.2	0.0009	1.5-2 ft.
TPH (Diesel)	N/A				Toluene	8020	200	0.0056	"
Other fuel					Ethylbenzene	8020	110	0.0058	"
Heavy metals Lead DOHS		ND	-		Xylene	8020	760	0.040	"
Other TPH	418.1	140	-		Other _____				

IV. Groundwater Remediation Information

Groundwater remediation method(s) N/A

Volume treated and/or removed N/A

If contamination is remaining, describe concentration range and volume (gallons or liters)

None, 14 April 95 Non-detect results for Total Oil & Grease.

Table IV - Maximum documented contaminant concentrations in groundwater before and after cleanup

Contaminant	Method used	Before (mg/l)	After (mg/l)	Depth (ft)	Contaminant	Method used	Before (mg/l)	After (mg/l)	Depth (ft)
TPH (Gas)	5030/8015	ND	ND	MW1-4	Benzene	5030/602	ND	ND	MW1-4
TPH (Diesel)	3510/8015	ND	ND	MW1-4	Toluene	5030/602	ND	ND	MW1-4
Other fuel kerosene	3510/8015	ND	ND	MW1-4	Ethylbenzene	5030/602	ND	ND	MW1-4
Heavy metals					Xylene	5030/602	ND	ND	MW1-4
Other _____					Other _____				
Total Oil & Grease	3510/9070	30	ND	3.52ft below surface level					

V. Closure

Does Regional Board concur with closure? Yes _____ No _____

Rationale for closure _____

Location of reports on file (Agency/Room) _____

County _____ Staff person _____ Phone _____

Regional Board office _____ Staff person _____ Phone _____

II. Release and Site Characterization Information

<u>Tank size</u>	<u>Fuel type</u>
2- 2,000 gal.	Gasoline
8,000 gal.	Gasoline
6,000 gal.	Gasoline
1,000 gal.	Gasoline
500 gal.	Gasoline
2-550 gal.	Gasoline
capacity undetermined	Waste Oil

Seasonal groundwater gradients and directions:

4 January 93	0.0133 ft/foot North 3° West
1 September 93	0.003 ft/foot South 45° East
6 December 93	0.0032 ft/foot North 18° West
14 April 95	0.0057 ft/foot North 54° East

Advance *Title* Research

Dolan Foster Enterprises
Attention: Craig Brandt
25546 Seaboard Lane
Hayward, California 94545

CHAIN OF TITLE REPORT

Effective Date: January 6, 1992 Fee: \$750.00 Order No.: 119709

According to those Public Records which, under the recording laws, impart constructive notice of matters relating to the interest, which was acquired by:

Dolan V. Foster, Trustee under the Foster Family Trust

pursuant to a Grant Deed in and to the land described as follows:

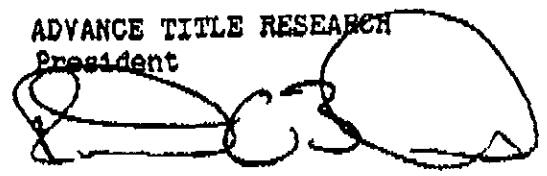
All that real property in the City of Alameda, County of Alameda, State of California, described as follows:

Lots 1, 2, 3 and 4, Block E, Map of the Shepardson Property, filed September 11, 1878, in Map Book 2, Page 48, Alameda County Records.

Commonly Known As : 1900 Webster Street
Alameda, California
Tax Parcel No. : 073-0426-012

Only the following matters affecting the ownership appear in such records subsequent to January 1, 1921 and are attached hereto and shown on EXHIBIT A.

ADVANCE TITLE RESEARCH
President



Robert C. Burke

Order No. 119709
Page 2

EXHIBIT A

1. Louis Cherry and Pearl Cherry acquired title to Lots 1 and 2 prior to January 1, 1921.
2. John G. Lubben and Jessie Lubben acquired title to Lots 3 and 4 prior to January 1, 1921.
3. **GRANT DEED**
 Dated : June 27, 1922
 Grantor : Louis Cherry and Pearl Cherry, his wife
 Grantee : M. Hollested and J. Dowling
 Recorded : August 12, 1922, Instrument No. S-220925, Book 231, Page 335
 Affects : Lots 1 and 2.
4. **GRANT DEED**
 Dated : March 5, 1924
 Grantor : John G. Lubben and Jessie Lubben, his wife
 Grantee : J. Dowling and M. Hollested, Co-Partners, doing business as California Mill and Cabinet Company, formerly California Furniture Manufacturing Company
 Recorded : March 7, 1924, Instrument No. T-102236, Book 636, Page 288
 Affects : Lots 3 and 4.
5. **GRANT DEED**
 Dated : July 1, 1927
 Grantor : James H. Dowling, aka J. Dowling, and Annie Marie Dowling, his wife
 Grantee : Magnus Hollested and Christine Hollested, his wife
 Recorded : July 6, 1927, Instrument No. X-52892, Book 1639, Page 92
 Affects : Lots 1, 2, 3 and 4.
6. **GRANT DEED**
 Dated : January 23, 1928
 Grantor : Magnus Hollested, aka M. Hollested and M. Hollested and Christine Hollested, his wife
 Grantee : William A. Hood
 Recorded : January 26, 1928, Instrument No. Y-6070, Book 1811, Page 33
7. **DECREE OF DISTRIBUTION**
 Dated : June 27, 1934
 Grantor : William A. Hood, deceased
 Grantee : Elizabeth Fuller Acland Hood and Alexander William Fuller Acland Hood, her son
 Recorded : June 27, 1934, Instrument No. EE-28189, Book 3058, Page 256

Continued on Page 3

Order No. 119709
Page 3

EXHIBIT A (CONTINUED)

8. **MEMORANDUM OF LEASE**

Dated : January 31, 1938
Lessor : Elizabeth A. Hood and William A. Hood, her son
Lessee : Signal Oil Company, a corporation
Recorded : March 5, 1938, Instrument No. II-10382, Book 3609, Page 147

9. **MEMORANDUM OF LEASE**

Dated : October 4, 1948
Lessor : Elizabeth A. Hood and William A. Hood, her son
Lessee : Signal Oil Company, a corporation
Recorded : November 26, 1948, Instrument No. AC-89541, Book 5664, Page 459

10. **DEED OF GIFT**

Dated : April 30, 1942
Grantor : Elizabeth Acland Hood
Grantee : A.W. Hood
Recorded : September 24, 1951, Instrument No. AF-80432, Book 6542, Page 199

11. **MEMORANDUM OF LEASE**

Dated : October 1, 1951
Lessor : A.W. Hood
Lessee : Signal Oil Company, a corporation
Recorded : January 12, 1959, Instrument No. AQ-3440, Book 8898, Page 513

12. **GRANT DEED**

Dated : May 26, 1973
Grantor : A.W. Hood, aka Alexander William Hood
Grantee : A.W. Hood, as Trustee of the A.W. Hood Trust created by Declaration of Trust dated May 26, 1973
Recorded : May 31, 1973, Instrument No. 73-74016, Reel 3429, Image 957

13. **GRANT DEED**

Dated : March 5, 1974
Grantor : A.W. Hood, as Trustee of the A.W. Hood Trust created by Declaration of Trust dated May 26, 1973
Grantee : L.S.W. Company, a partnership
Recorded : May 20, 1974, Instrument No. 74-63553, Reel 3684, Image 62

14. **GRANT DEED**

Dated : May 14, 1974
Grantor : LSW Company, a partnership
Grantee : Dolan V. Foster and Dorothy M. Foster, Co-Trustees of the Dolan Foster Enterprises, Inc. Employees Pension Trust
Recorded : May 20, 1974, Instrument No. 74-63565, Reel 3684, Image 79

Continued on Page 4

Recorded : May 20, 1974, Instrument No.74-63567, Reel 3684, Image 81

ASSIGNMENT OF LESSOR'S INTEREST IN LEASE

Dated : May 30, 1974

Assignee : Wells Fargo Bank

Recorded : May 31, 1974, Instrument No.74-70525, Reel 3695, Image 317

16. GRANT DEED

Dated : June 25, 1984

Grantor : Dolan V. Foster and Dorothy M. Foster, Co-Trustees of the Dolan Foster Enterprises, Inc. Employees Pension Trust

Grantee : Dolan V. Foster, Trustee under the Foster Family Trust

Recorded : June 29, 1984, Instrument No.84-128265

END OF REPORT