



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-93

March 5, 2009

Mr. Alejandro Alamilla
414 Beverly Street (*last known address*)
Livermore, CA 94550

Ms. Pamela Fullen
414 Beverly Street
Livermore, CA 94550

Metro Nationwide Field Services
3450 Carlsbad Blvd.
Carlsbad, CA 92008

Subject: SLIC Case No. RO0002972 and Geotracker Global ID SLT19707045, 414-448 Beverly Street, Livermore, CA 94550

Dear Mr. Alamilla, Ms. Fullen, and Metro Nationwide Field Services:

This letter confirms the completion of site investigation and remedial actions for the soil and groundwater investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject Spills, Leaks, Investigation, and Cleanup (SLIC) case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.swrcb.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

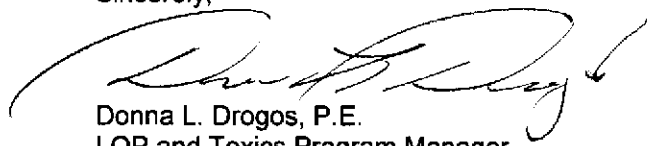
SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Total petroleum hydrocarbons as gasoline, diesel, and mineral spirits were not detected in confirmation soil samples collected on 06/23/2008 with reporting limits of 1.0 ppm.

If you have any questions, please call Jerry Wickham at (510) 567-6791. Thank you.

Sincerely,



Donna L. Drogos, P.E.
LOP and Toxics Program Manager

Enclosure: Case Closure Summary

Mr. Alejandro Alamilla
Ms. Pamela Fullen
Metro Nationwide Field Services
RO0002972
March 5, 2009
Page 2

cc: Ken Mifsud, Alameda County District Attorney's Office, Consumer and Environmental Protection
Division, 7677 Oakport Street, Suite 650, Oakland, CA 94621

Cheryl Dizon, QIC 80201, Zone 7 Water Agency, 100 North Canyons Parkway, Livermore, CA
94551

Danielle Stefani, Livermore-Pleasanton Fire Department, 3560 Nevada Street,
Pleasanton, CA 94566

Jon Roberts, Legacy Real Estate & Associates (via email)

Marty Holzschuh, 448 Beverly Street, Livermore, CA 94551

Russ Bartlett, AEI Consultants, 2500 Camino Diablo, Suite 100, Walnut Creek CA 94597

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

**CASE CLOSURE SUMMARY
SPILLS, LEAKS, INVESTIGATION, AND CLEANUP PROGRAM**

I. AGENCY INFORMATION

Date: December 18, 2008

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6791
Responsible Staff Person: Jerry Wickham	Title: Senior Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Alamilla & Holzschuh Properties		
Site Facility Address: 414-448 Beverly Street, Livermore, CA 94550		
RB Case No.: ---	Local Case No.: ---	SLIC Case No.: RO0002972
URF Filing Date: ---	Geotracker ID: SLT19707045	APN: 99A-2907-40
Responsible Parties	Addresses	Phone Numbers
Mr. Alejandro Alamilla	414 Beverly Street	925-785-4216

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
---	---	---	---	---
---	---	---	---	---
---	---	---	---	---
---	---	---	---	---
---	---	---	---	---
Piping			Removed	---

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Paint thinner was discharged into a landscaped area between the residences at 414 Beverly Street and 448 Beverly Street.		
Site characterization complete? Yes	Date Approved By Oversight Agency: -----	
Monitoring wells installed? No	Number: 0	Proper screened interval? ---
Highest GW Depth Below Ground Surface: Based on the observed water level in a supply well north of the site, the depth to groundwater appears to be approximately 27 feet bgs	Lowest Depth: Based on supply well north of the site, approximately 27 feet bgs	Flow Direction: Northwest, based on regional groundwater contour map
Most Sensitive Current Use: Drinking Water Source		

<p>Summary of Production Wells in Vicinity: The nearest water supply well (3S/2E 10F3) is located approximately 900 feet north of the site. Well 3S/2E 10F3 is a 2.5-inch diameter well that was reportedly installed in 1977. The screened interval of the well is from 35 to 40 feet bgs. Based on the crossgradient location of the water supply well, limited volume of the release, and distance of the well from the site, the well is not expected to be a receptor for the site.</p> <p>A second water supply well (3S/2E 10F1) is located approximately 1,400 feet north of the site. Water supply well 3S/2E 10F1 is a 12-inch diameter well reportedly installed in 1924. The screened interval of the well is reported from 662 to 682 feet bgs. Based on the crossgradient location of the water supply well, depth of the supply well, limited volume of the release, and distance of the well from the site, the well is not expected to be a receptor for the site.</p>	
Are drinking water wells affected? No	Aquifer Name: Mocho II Subbasin of Livermore-Amador Basin
Is surface water affected? No	Nearest SW Name: Arroyo Las Positas is approximately 2,500 feet east of site.
Off-Site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and Livermore-Pleasanton Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/ Destination)	Date
Tanks	---	---	---
Piping	---	---	---
Free Product	---	---	---
Soil	---	---	---
Groundwater	---	---	---

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
 (Please see Attachments 1 through 6 for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	NA	<1	NA	NA
TPH (Diesel)	2,900	<1	NA	NA
TPH (Mineral Spirits)	4,200	<1	NA	NA
Benzene	<0.97	<0.005	NA	NA
Toluene	<0.97	<0.005	NA	NA
Ethylbenzene	<0.97	<0.005	NA	NA
Xylenes	6.6	<0.005	NA	NA
Metals	NA	NA	NA	NA
MTBE	<0.97	<0.005	NA	NA
Other VOCs (8260)	17(3)	Not detected at various detection limits	NA	NA
SVOCs (8270)	NA	NA	NA	NA

- 1) Soil concentrations "Before Cleanup" are from the soil sample collected by Livermore-Pleasanton Fire Department on October 26, 2007.
- 2) Soil concentrations "After Cleanup" are for the soil samples collected from soil borings advanced on June 23, 2008.
- 3) 1,2,4-trimethylbenzene = 17 ppm; 1,3,5-trimethylbenzene = 5.9 ppm; 4-isopropyl toluene = 2.8 ppm; n-butyl benzene = 8.2 ppm; n-propyl benzene = 1.8 ppm; and sec-butyl benzene = 2.7 ppm; all other VOCs not detected at various detection limits.
- 4) NA = Not Analyzed.

N

Site History and Description of Corrective Actions:

On October 25, 2007, Livermore-Pleasanton received a complaint from Mr. Marty Hozschuh that paint-related solvents were being poured into the landscape area between his property located at 448 Beverly Street and the adjacent property at 414 Beverly Street. On October 26, 2007, Mr. John Rigter of the Livermore-Pleasanton Fire Department visited the property, interviewed Mr. Hozschuh and Mr. Alajandro Alameill, took photographs, and collected a soil sample from the affected area. Dead vegetation and a solvent smell were observed in the landscaped area between 414 and 448 Beverly Street. Analytical results from the soil sample collected in the affected area indicated total petroleum hydrocarbons (TPH) in the mineral spirit range at 4,200 milligrams per kilogram (mg/kg), TPH as diesel at 2,900 mg/kg, and various volatile organic compounds at concentrations ranging from 1.8 to 17 mg/kg.

Six soil borings were advanced at the site by hand augering on June 23, 2008. Two soil borings (SB-1 and SB-3) were advanced to depths of approximately 4.5 feet bgs at the approximate location of the soil sample collected by the Livermore-Pleasanton Fire Department on October 26, 2007. The remaining four borings were advanced to approximately 2 feet bgs at locations immediately east and west of borings SB-1 and SB-3. During soil sampling, no indications of staining, smell, or elevated PID measurements were observed. Soil samples from four of the soil borings were analyzed for TPH as gasoline, TPH as diesel, TPH as mineral spirits, and VOCs. No compounds were detected at concentrations above reporting limits. Based on these findings, no further investigation or removal of the shallow soil was warranted.

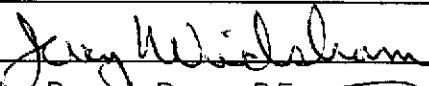
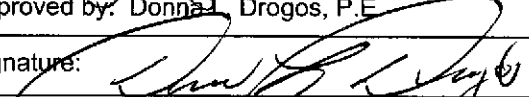
IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.		
Site Management Requirements: None.		
Should corrective action be reviewed if land use changes? No		
Was a deed restriction or deed notification filed? No		Date Recorded: --
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: ---		

V. ADDITIONAL COMMENTS, DATA, ETC.

<p>Considerations and/or Variances:</p> <p>No groundwater samples were collected during the site investigation. Based on the absence of contamination detected in soil samples collected from the spill area, the likely limited volume of the release, and the low solubility of the discharged mineral spirits, groundwater sampling did not appear to be warranted.</p> <p>Conclusion:</p> <p>Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment based upon the information available in our files to date. No further investigation or cleanup is necessary. ACEH staff recommend case closure for this site.</p>

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Jerry Wickham	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 01/27/09
Approved by: Donna Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature: 	Date: 01/27/09

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB: 2/1/09
Signature: <i>Cherie McCaulou</i>	Date: 3/5/09

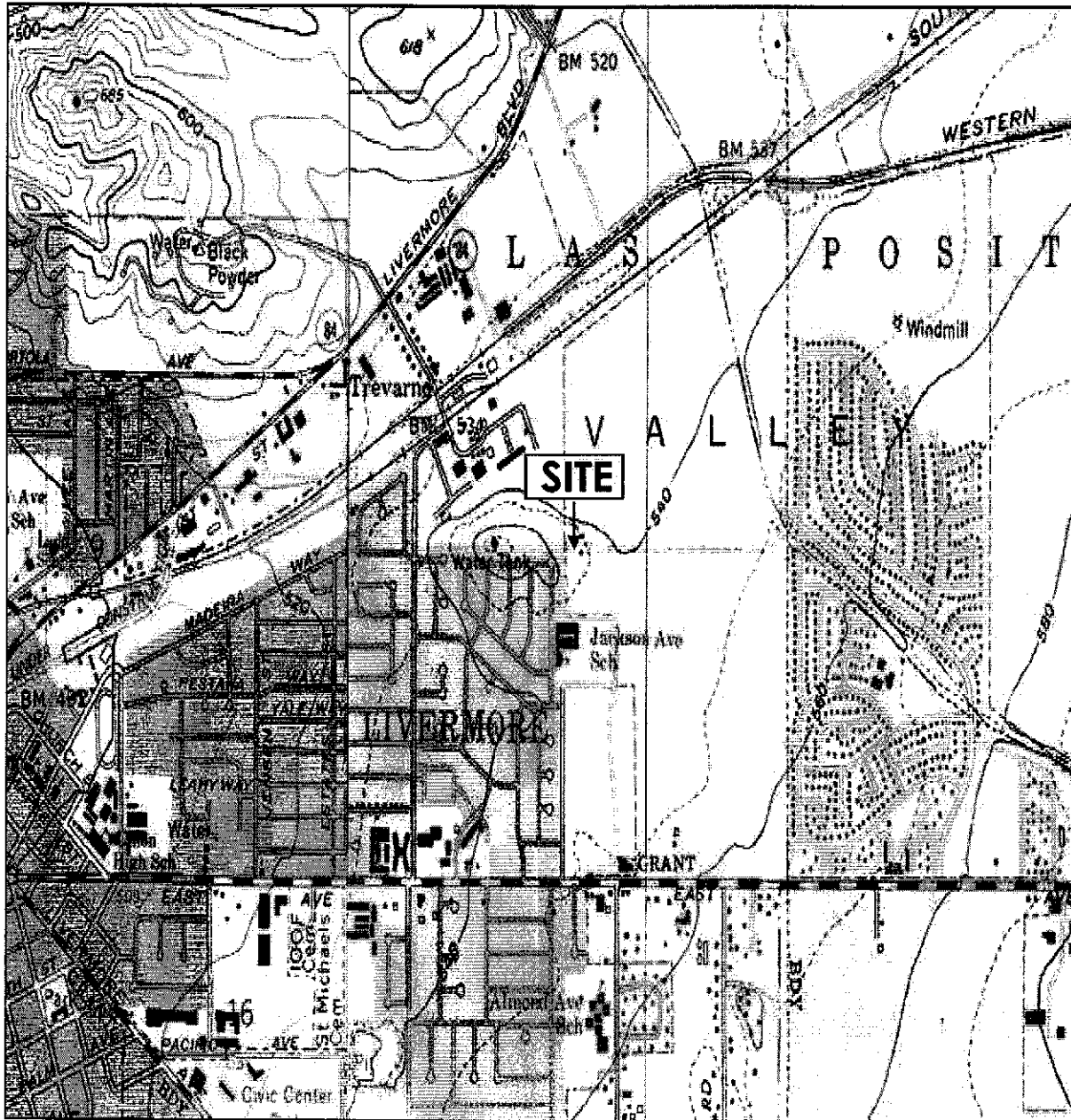
VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: NA		
Additional requirements for submittal of groundwater data from retained wells: NA		
ACEH Concurrence - Signature: <i>Jerry White</i>	Date: 01/27/09	

Attachments:

1. Site Location Map (1 page)
2. Site Plan (1 page)
3. Soil Analytical Data Table (1 page)
4. Laboratory Analytical Reports (5 pages)

This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.



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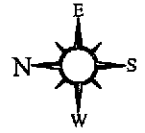
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



USGS TOPOGRAPHIC MAP
Livermore QUADRANGLE
Created 1995, Revised 1995

AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
SITE LOCATION MAP	
414 Beverly Street Livermore, CA	FIGURE # 1 Job No: 279491

ATTACHMENT



414 Beverly Street
Residence

Side Yard

Front Lawn of
416 Beverly Street
Residence

Front Lawn

(Location of LPFD sample
collected on 10/26/08)

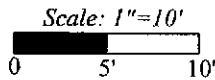
- ⊕ SB-6
- ⊕ SB-4
- ⊕ SB-3
- ⊕ SB-1
- ⊕ SB-2
- ⊕ SB-5

Concrete Driveway

Landscaping

Sidewalk

Beverly Street



LEGEND

⊕ Boring (7/1/2008)

— Fence

AEI CONSULTANTS
2500 CAMINO DIABLO, SUITE 200, WALNUT CREEK

SITE PLAN

414 Beverly Street
Livermore, CA 94550

FIGURE # 2
PROJECT NO. 279491

Table 1
Soil Sample Analytical Data
414 Beverly Street, Livermore, CA

Sample ID	Sample Date	TPH-g mg/kg (EPA Method 8015)	TPH-d mg/kg (EPA Method 8015)	TPH-ms mg/kg	Xylenes mg/kg (EPA Method 8260)	Other VOCs mg/kg (See Below)
SB-LPFD	10/26/07	-	2,900	4,200	6.6	(See Below)
SB-1-4.5'	6/23/08	<1.0	<1.0	<1.0	ND	ND
SB-2-2'	6/23/08	<1.0	<1.0	<1.0	ND	ND
SB-3-1'	6/23/08	<1.0	<1.0	<1.0	ND	ND
SB-3-4.5'	6/23/08	<1.0	<1.0	<1.0	ND	ND
SB-4-2'	6/23/08	<1.0	<1.0	<1.0	ND	ND
RL	-	1.0	1.0	1.0	1.9/ 0.005	Various

TPH-g = total petroleum hydrocarbons as gasoline
 TPH-d = total petroleum hydrocarbons as diesel
 TPH-ms = total petroleum hydrocarbons as mineral spirits
 VOC= volatile organic compounds
 LPFD= Livermore-Pleasanton Fire Department
 ND= non detect at or above laboratory reporting limits
 Soil values reported in milligrams per kilogram (mg/Kg)
 RL = laboratory reporting limit
 SB=soil boring
 1.9/ 0.005= RL for SB-LPFD sample =1.9; RL for all remaining SB samples= 0.005

n-Butylbenzene detected in SB-LPFD at 8.2 mg/Kg
 sec-Butylbenzene detected in SB-LPFD at 2.7 mg/Kg
 4-Isopropyltoluene detected in SB-LPFD at 2.8 mg/Kg
 N-Propylbenzene detected in SB-LPFD at 1.8 mg/Kg
 1,2,4-Trimethylbenzene detected in SB-LPFD at 17 mg/Kg
 1,3,5-Trimethylbenzene detected in SB-LPFD at 5.9 mg/KG



EXECUTIVE SUMMARY - Detections

Client: Livermore-Pleasanton Fire Department

Job Number: 720-11530-1

Lab Sample ID Analyte	Client Sample ID	Result / Qualifier	Reporting Limit	Units	Method
720-11530-1	102607-01				
n-Butylbenzene		8200	970	ug/Kg	8260B
sec-Butylbenzene		2700	970	ug/Kg	8260B
4-Isopropyltoluene		2800	970	ug/Kg	8260B
N-Propylbenzene		1800	970	ug/Kg	8260B
1,2,4-Trimethylbenzene		17000	970	ug/Kg	8260B
1,3,5-Trimethylbenzene		5900	970	ug/Kg	8260B
Xylenes, Total		6600	1900	ug/Kg	8260B
Diesel Range Organics [C10-C28]		2900	50	mg/Kg	8015B
Mineral Spirit Range Organics [C9-C13]		4200	50	mg/Kg	8015B

Analytical Data

Client: Livermore-Pleasanton Fire Department

Job Number: 720-11530-1

Client Sample ID: 102607-01

Lab Sample ID: 720-11530-1

Date Sampled: 10/26/2007 1150

Client Matrix: Solid

Date Received: 10/30/2007 1508

8015B Nonhalogenated Organics using GC/FID -Modified (Diesel Range Organics)

Method: 8015B

Analysis Batch: 720-28150

Instrument ID: HP DRO5

Preparation: 3550B

Prep Batch: 720-28083

Lab File ID: N/A

Dilution: 50

Initial Weight/Volume: 30.21 g

Date Analyzed: 11/05/2007 1225

Final Weight/Volume: 5 mL

Date Prepared: 11/01/2007 0913

Injection Volume:

Column ID: PRIMARY

Analyte	DryWt Corrected: N	Result (mg/Kg)	Qualifier	RL
Diesel Range Organics [C10-C28]		2900		50
Motor Oil Range Organics [C24-C36]		ND		2500
Mineral Spirit Range Organics [C9-C13]		4200		50
Surrogate		%Rec		Acceptance Limits
p-Terphenyl		0	D	40 - 119

Analytical Data

Client: Livermore-Pleasanton Fire Department

Job Number: 720-11530-1

Client Sample ID: 102607-01

Lab Sample ID: 720-11530-1

Date Sampled: 10/26/2007 1150

Client Matrix: Solid

Date Received: 10/30/2007 1508

8260B Volatile Organic Compounds by GC/MS (Low Level)

Method:	8260B	Analysis Batch: 720-28180	Instrument ID: Varian 3900G
Preparation:	5030B-Medium	Prep Batch: 720-28157	Lab File ID: c:\saturnws\data\200711\11
Dilution:	200		Initial Weight/Volume: 5.16 g
Date Analyzed:	11/02/2007 1911		Final Weight/Volume: 10 mL
Date Prepared:	11/02/2007 1300		

Analyte	DryWt Corrected: N	Result (ug/Kg)	Qualifier	RL
Methyl tert-butyl ether		ND		970
Acetone		ND		9700
Benzene		ND		970
Dichlorobromomethane		ND		970
Bromobenzene		ND		970
Chlorobromomethane		ND		3900
Bromoform		ND		970
Bromomethane		ND		1900
2-Butanone (MEK)		ND		9700
n-Butylbenzene		8200		970
sec-Butylbenzene		2700		970
tert-Butylbenzene		ND		970
Carbon disulfide		ND		970
Carbon tetrachloride		ND		970
Chlorobenzene		ND		970
Chloroethane		ND		1900
Chloroform		ND		970
Chloromethane		ND		1900
2-Chlorotoluene		ND		970
4-Chlorotoluene		ND		970
Chlorodibromomethane		ND		970
1,2-Dichlorobenzene		ND		970
1,3-Dichlorobenzene		ND		970
1,4-Dichlorobenzene		ND		970
1,3-Dichloropropane		ND		970
1,1-Dichloropropene		ND		970
1,2-Dibromo-3-Chloropropane		ND		9700
Ethylene Dibromide		ND		970
Dibromomethane		ND		1900
Dichlorodifluoromethane		ND		1900
1,1-Dichloroethane		ND		970
1,2-Dichloroethane		ND		970
1,1-Dichloroethene		ND		970
cis-1,2-Dichloroethene		ND		970
trans-1,2-Dichloroethene		ND		970
1,2-Dichloropropane		ND		970
cis-1,3-Dichloropropene		ND		970
trans-1,3-Dichloropropene		ND		970
Ethylbenzene		ND		970
Hexachlorobutadiene		ND		970
2-Hexanone		ND		9700
Isopropylbenzene		ND		970
4-Isopropyltoluene		2800		970
Methylene Chloride		ND		1900

Analytical Data

Client: Livermore-Pleasanton Fire Department

Job Number: 720-11530-1

Client Sample ID: 102607-01

Lab Sample ID: 720-11530-1

Date Sampled: 10/26/2007 1150

Client Matrix: Solid

Date Received: 10/30/2007 1508

8260B Volatile Organic Compounds by GC/MS (Low Level)

Method:	8260B	Analysis Batch: 720-28180	Instrument ID: Varian 3900G
Preparation:	5030B-Medium	Prep Batch: 720-28157	Lab File ID: c:\saturnws\data\200711\11
Dilution:	200		Initial Weight/Volume: 5.16 g
Date Analyzed:	11/02/2007 1911		Final Weight/Volume: 10 mL
Date Prepared:	11/02/2007 1300		

Analyte	DryWt Corrected: N	Result (ug/Kg)	Qualifier	RL
4-Methyl-2-pentanone (MIBK)		ND		9700
Naphthalene		ND		1900
N-Propylbenzene		1800		970
Styrene		ND		970
1,1,1,2-Tetrachloroethane		ND		970
1,1,2,2-Tetrachloroethane		ND		970
Tetrachloroethene		ND		970
Toluene		ND		970
1,2,3-Trichlorobenzene		ND		970
1,2,4-Trichlorobenzene		ND		970
1,1,1-Trichloroethane		ND		970
1,1,2-Trichloroethane		ND		970
Trichloroethene		ND		970
Trichlorofluoromethane		ND		970
1,2,3-Trichloropropane		ND		970
1,1,2-Trichloro-1,2,2-trifluoroethane		ND		970
1,2,4-Trimethylbenzene		17000		970
1,3,5-Trimethylbenzene		5900		970
Vinyl acetate		ND		9700
Vinyl chloride		ND		970
Xylenes, Total		6600		1900
2,2-Dichloropropane		ND		970

Surrogate	%Rec	Acceptance Limits
4-Bromofluorobenzene	71	60 - 140
1,2-Dichloroethane-d4 (Surr)	95	60 - 140
Toluene-d8 (Surr)	97	70 - 130

Analytical Data

Client: Livermore-Pleasanton Fire Department

Job Number: 720-11530-1

Client Sample ID: 102607-01

Lab Sample ID: 720-11530-1

Date Sampled: 10/26/2007 1150

Client Matrix: Solid

Date Received: 10/30/2007 1508

8015B Nonhalogenated Organics using GC/FID -Modified (Diesel Range Organics)

Method:	8015B	Analysis Batch: 720-28150	Instrument ID:	HP DRO5
Preparation:	3550B	Prep Batch: 720-28083	Lab File ID:	N/A
Dilution:	50		Initial Weight/Volume:	30.21 g
Date Analyzed:	11/05/2007 1225		Final Weight/Volume:	5 mL
Date Prepared:	11/01/2007 0913		Injection Volume:	
			Column ID:	PRIMARY

Analyte	DryWt Corrected: N	Result (mg/Kg)	Qualifier	RL
Diesel Range Organics [C10-C28]		2900		50
Motor Oil Range Organics [C24-C36]		ND		2500
Mineral Spirit Range Organics [C9-C13]		4200		50

Surrogate	%Rec		Acceptance Limits
p-Terphenyl	0	D	40 - 119