

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 2747

February 17, 1998

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

ATTN: Cy Colburn

Lincoln Property Co., Inc
101 Lincoln Center Dr.
Foster City CA 94404

RE: Project # 3151A - Type A
at 7303 07 Edgewater Dr in Oakland 94621

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$1,500.00, payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Madhulla Logan at (510) 567-6764.

Sincerely,

Madhulla Logan, HMS
Environmental Protection

c: files/inspector



DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

August 17, 1995

Earl James
Erler and Kalinowski, Inc
1730 South Amphlett Boulevard, ST 320
San Mateo, California - 94402

Subject: Lincoln Properties - 7303, 7305 and 7307 Edgewater
Drive, Oakland, California

Dear Mr. James:

I have received and reviewed the "Workplan for Installation of
Monitoring Wells and Groundwater Monitoring", dated July 31, 1995
for the referenced property.

This Department accepts your workplan with the following
modifications:

1. Please include Total Extractable Hydrocarbon - 8015 method
in your analysis as according to Sequoia Analytical, the
previous soil and groundwater samples collected from the
referenced property did not match a typical diesel pattern and
was more in the motor-oil range. Also, the samples should be
fingerprinted to indicate the hydrocarbon range.
2. Move the monitoring well MW-6 to the new location as
indicated in the attached sample location map. The change was
based on the groundflow direction as seen in the previous
groundwater monitoring events.

Prior notice should be given to this Department before actual field
work begins. If you have any questions, call me at (510) 567-6764.

Sincerely,

Madhulla Logan,
Hazardous Material Specialist

CC: Lincoln Properties, 101 Lincoln Property Drive, Foster City,
CA-94404

Department Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

July 19, 1995

Earl James
Erler and Kalinowski
Consulting Engineers and Scientists
1730 South Amphlett Boulevard, St 320
San Mateo, California - 94402

Subject: Lincoln Properties - 7303, 7305, & 7307 Edgewater Drive
Oakland, California

Dear Mr. James:

I am in receipt of the document "ASTM Tier 1 Risk-Based Corrective Action Evaluation" dated June 1995, prepared by Erler and Kalinowski for the site located at the above referenced address.

A 3000-gallon gasoline underground storage tank (UST) was removed from the 7307 address in 1988. Soil sampling and groundwater sampling from the vicinity of this former tank indicated low concentrations of gasoline (TPHg) and diesel fuel (TPHd). Clayton Environmental's (Clayton) Phase 1 Assessment report mentions that one of the tenants of the subject site stated that two UST's were removed from the site approximately five years ago and Clayton observed what appeared to be patched asphalt at the locations where the tenants indicated the UST's were located. According to Lincoln Properties, no evidence or documentation of tank removal for the other tank have been found. A formal closure letter was issued by this Department for the gasoline UST tank.

In November 1994, a limited subsurface investigation of the subject site was conducted. Soil and grab groundwater samples were collected and the laboratory analysis indicated that the soil and groundwater at the subject site have been impacted by light and heavy petroleum hydrocarbons. Diesel concentrations in soil ranged from 49 ppm to 1600 ppm. Low concentrations of gasoline up to 0.6 ppm was found in the soil samples. The groundwater samples contained up to 3000 ppb of diesel and up to 29 ppb of benzene.

Additionally 8 soil borings Sb-5 to Sb-12 were drilled on site and four of them were converted to monitoring wells MW-1 to MW-4. Diesel was found in the soil and groundwater samples. Although benzene was found in the grab groundwater samples, no benzene was ever found in the groundwater samples collected from the monitoring wells. Also, according to the laboratory, hydrocarbons quantified as diesel in both soil and groundwater samples do not match a typical diesel pattern. The source of the soil and groundwater contamination at the property has not yet been determined.

In June 1995, one soil sample Sb-6c was collected near Sb-6 which has the highest diesel concentration in soil. Diesel was found at 8.1 ppm at 3.5 ft and 220 ppm at 5.5 ft. No Benzene was found. Gasoline was found at 1.6 ppm. Poly Aromatic hydrocarbons (PAH) including benzopyrene and chrysene was found in concentrations upto 4000 ppb and 5300 ppb respectively. No PAHs were identified in the groundwater above the detection limit but since the detection limit of 5 ppb was higher than established cleanup levels, the impact to groundwater due to PAHs cannot be determined.

A risk assessment using the ASTM's RBCA Tier 1 criteria and fate and transport analysis for PAHs in groundwater was conducted. Based on the information submitted, the main chemicals of concern are the PAHs since concentrations in soil for benzopyrene exceed the cleanup level in Tier 1 RBCA look -up table for the soil leachate and the surface soil ingestion/dermal pathways. Since the site is capped and is expected to remain so in the future, the surface soil pathway is not an issue. Also, the fate and transport analysis using chrysene indicated that the PAH are likely to move less than 10 feet in 100 years. To confirm this analysis and to define the groundwater plume, the following decisions have been made by this Department:

At least two monitoring wells should be installed to adequately define the groundwater contamination. The well locations should be approved by this Department.

Groundwater monitoring should be conducted at quarterly intervals for at least a period of one year. The samples should be analyzed for diesel, BTEX and PAHs. The detection limit for benzopyrene should be reduced to preferably 1 ppb. The need for additional monitoring will be evaluated by this Department after a year.

Based on the results of the risk assessment, no further action is required on the contaminated soils remaining on the property. However if the groundwater sample results indicate that the residual soil concentrations remaining in soil are impacting the groundwater quality, then this decision may be re-evaluated by this Department.

Please submit a workplan to address the above mentioned issues. If you have any questions, call me at (510) 567-6764.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

CC: Lincoln Properties, 101 Lincoln property drive, Foster City,
CA-94404