ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 4446 - 1345 Doolittle Drive, San Leandro, CA
(1-10K gallons gasoline tank removed on April 25, 1989)

January 6, 1999

Mr. Larry Hjulberb
Compass Mgmt & Leasing
1 Bush Street, Suite 1200
San Francisco, CA 94104

Dear Mr. Hjulberb:

This letter confirms the completion of site investigation and remedial action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on information in the above-referenced file 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, Section 2721(e) of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director

cc: Richard Pantages, Chief of Division of Environmental Protection
Chuck Headlee, RWQCB
Dave Deaner, SWRCB
William McCammon, Alameda County Fire Department, Qic Code 41401
files-ec (lincoln-3)

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StID 4446

January 6, 1999

Mr. Larry Hjulberb
Compass Mgmt & Leasing
1 Bush Street, Suite 1200
San Francisco, CA 94104

Re: Fuel Leak Site Case Closure for Lincoln Properties at 1345 Doolittle Dr, San Leandro, CA

Dear Mr. Hjulberb:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

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

- up to 18ppm TPH as gasoline and 1,5ppm benzene exists in soil beneath the site;
- a site safety plan must be prepared for construction workers in the event of excavation/trenching is proposed in the vicinity of residual soil and groundwater contamination.

If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enlosures: 1. Case Closure Letter 2. Case Closure Summary

c: Kathleen Livermore, San Leandro Planning, 835 E 14th Street, San Leandro, CA 94577
files (lincoln-4)

04-0909

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: July 2, 1997

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

II. CASE INFORMATION

Site facility name: **Lincoln Properties**
Site facility address: **1345 Doolittle Dr, San Leandro, CA**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **4446**
URF filing date: SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Larry Hjulberb **Compass Mgmt & Leasing**	**1 Bush Street, Suite 1200** **San Francisco, CA 94104**	415/986-3100

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	10,000	Gasoline	Removed	4/25/89

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete? **YES**
Date approved by oversight agency: **4/21/97**
Monitoring Wells installed? **Yes** Number: **1**
Proper screened interval? **Yes**
Highest GW depth below ground surface: Lowest depth:
Flow direction: **ESE**
Most sensitive current use: **Industrial**
Are drinking water wells affected? **No** Aquifer name: **Unknown**
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:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tank	1 UST	H & H, in San Francisco	4/25/89
Piping			
Soil	75 cy	Disposed at Class II L.F. unknown facility	

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm) Before	Soil (ppm) After	Water (ppb) Before	Water (ppb) After
TPH (Gas)	18	18	6,000	ND
TPH (Diesel)	ND	ND	1,400	ND
Benzene	1.5	1.5	320	ND
Toluene	1.5	1.5	350	ND
Ethylbenzene	0.200	0.20	130	ND
Xylenes	0.700	0.70	1,300	ND
Oil & Grease				
Heavy metals	Organic Pb		ND	NA
Other				

NOTE: 1 soil sample collected at time of UST removal, 4/25/89
2 no overexcavation of pit
3 "grab" water sample collected at time of UST removal, 4/25/89
4 water from well MW-4

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?
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?
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: **No**
Number Decommissioned: Number Retained:
List enforcement actions taken: **None**

List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: Date: 7/2/97

Reviewed by

Name: **Madhulla Logan** Title: **Haz Mat Specialist**

Signature: Madhulla Logan Date: 6/10/97

Name: **Thomas Peacock** Title: **Supervisor**

Signature: Thomas Peacock Date: 6-30-97

VI. RWQCB NOTIFICATION

Date Submitted to RB: 7/3/97 RB Response: Approved

RWQCB Staff Name: **Kevin Graves** Title: **AWRCE**

Signature: Date: 7-18-97

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site is in a heavily industrialized area which includes shipping, warehouse, manufacturing, and a solid waste transfer station. The closure of a 10,000 gallon UST is located at the Lincoln Warehouse complex, at the south end of the site. A separate ongoing subsurface investigation (for a solvent plume) is ongoing at the entire complex.

A 10,000 gallon gasoline UST was removed on 4/25/89. Groundwater was observed in the pit at ~6.5'bgs. Two soil samples (HS-1W and HS-1E) were collected from the sidewall at either end of the tank at the soil/groundwater interface. A "grab" water sample (WS-1) was also collected from the excavation. The samples were analyzed for TPHd, TPHg, and BTEX. Soil contained 18ppm TPHg and 1.5, 1.5, 0.20, and 0.70ppm BTEX, respectively. Groundwater contained 1,400ppb TPHd, 6,000ppb TPHd, and 320, 350, 130, and 1,300ppb BTEX, respectively.

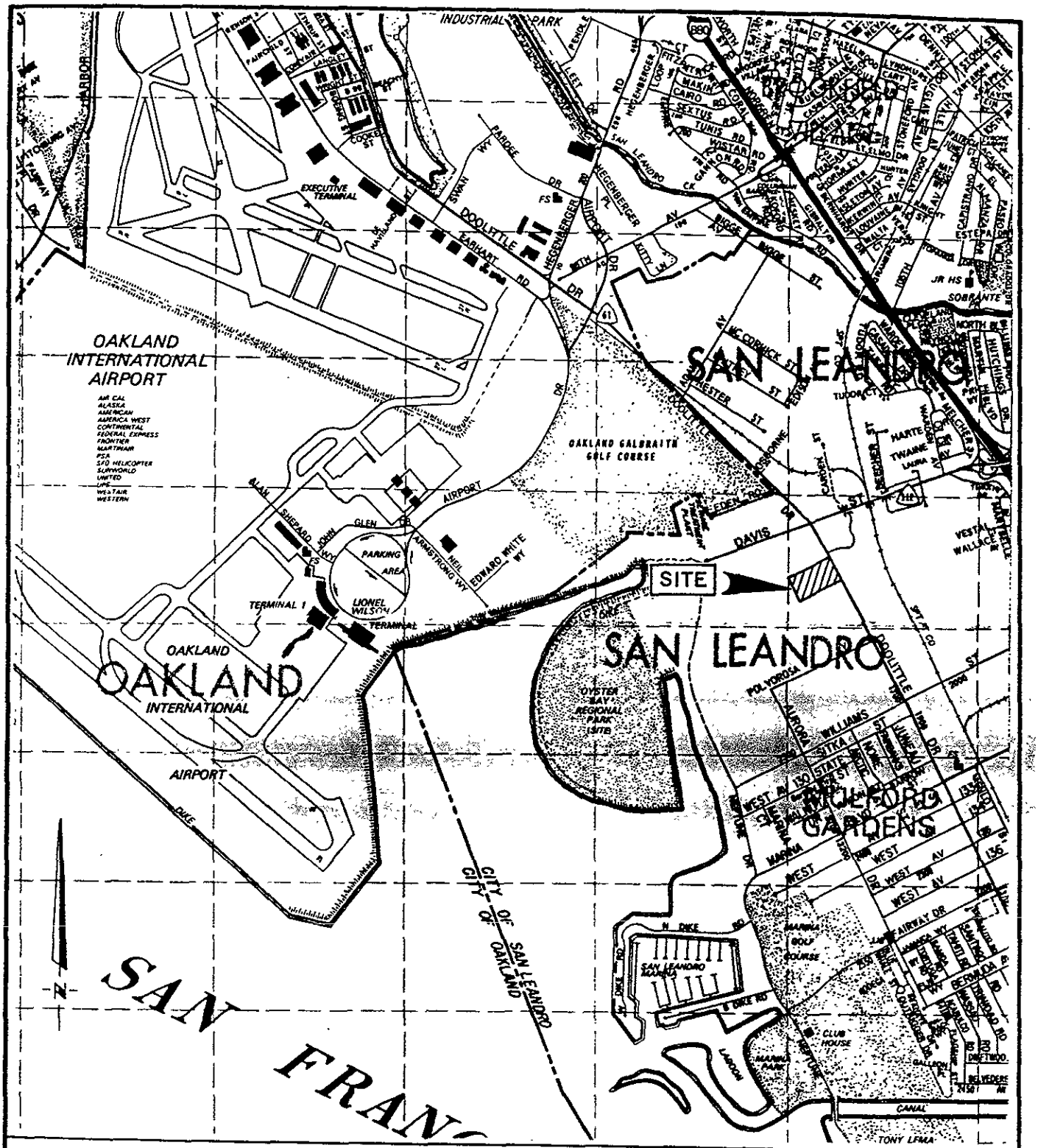
In May 1989 six exploratory borings (DH-1 through DH-6) were drilled around the former tank excavation to delineate the extent of soil and groundwater contamination. Boring DH-4 was converted into a groundwater monitoring well MW-4. Soil and groundwater samples were collected from each boring and analyzed for TPHd, TPHg, BTEX, and organic lead. The chemicals analyzed were absent from each soil sample. The water sample from MW-4 contained 65ppb TPHg, 2ppb benzene, and 19ppb total xylenes.

Well MW-4 was monitored from May 1989 to August 1996 (as part of ongoing site complex investigation) without identifying significant concentrations of petroleum hydrocarbons. It appears soil and groundwater contamination is limited to the immediate vicinity of the former UST. Impact to groundwater is minimal and residual hydrocarbons in groundwater should not pose a risk to human health. Continued groundwater monitoring is not warranted.

In summary, case closure for the USTs is recommended because:

- the leak and ongoing sources have been removed;
- the site has been adequately characterized;
- the dissolved plume is not migrating;
- no water wells, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment.

lincoln.1



BASE MAP: THOMAS BROTHERS MAPS, ALAMEDA COUNTY, 1987 EDITION, P. 22 AND P. 24

SCALE: 1" = 1/2 MILE

Beta Associates

1345 DOOLITTLE DRIVE
SAN LEANDRO, CALIFORNIA

LOCATION MAP

FIGURE 1

156-122.1
4-89

SAN JOSE BLUEPRINT CO
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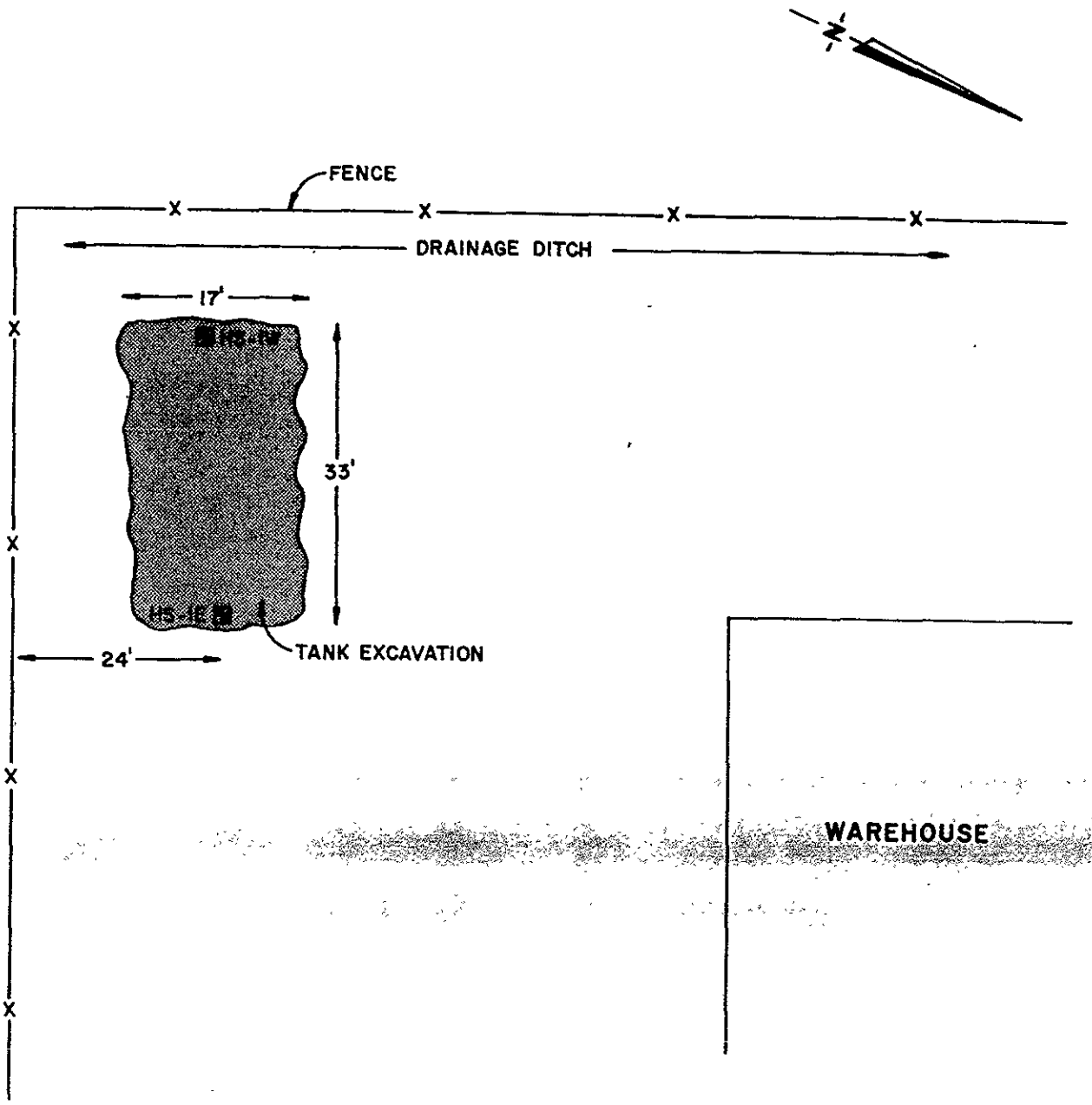

KEY

■ LOCATION OF SOIL SAMPLES

NOTE: LOCATIONS ARE APPROXIMATE

NOT TO SCALE

Beta Associates	1345 DOOLITTLE DRIVE SAN LEANDRO, CALIFORNIA	FIGURE 2
	SITE PLAN	156-122.1 4-89

SAN JOSE BLUEPRINT CO.
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TABLE A

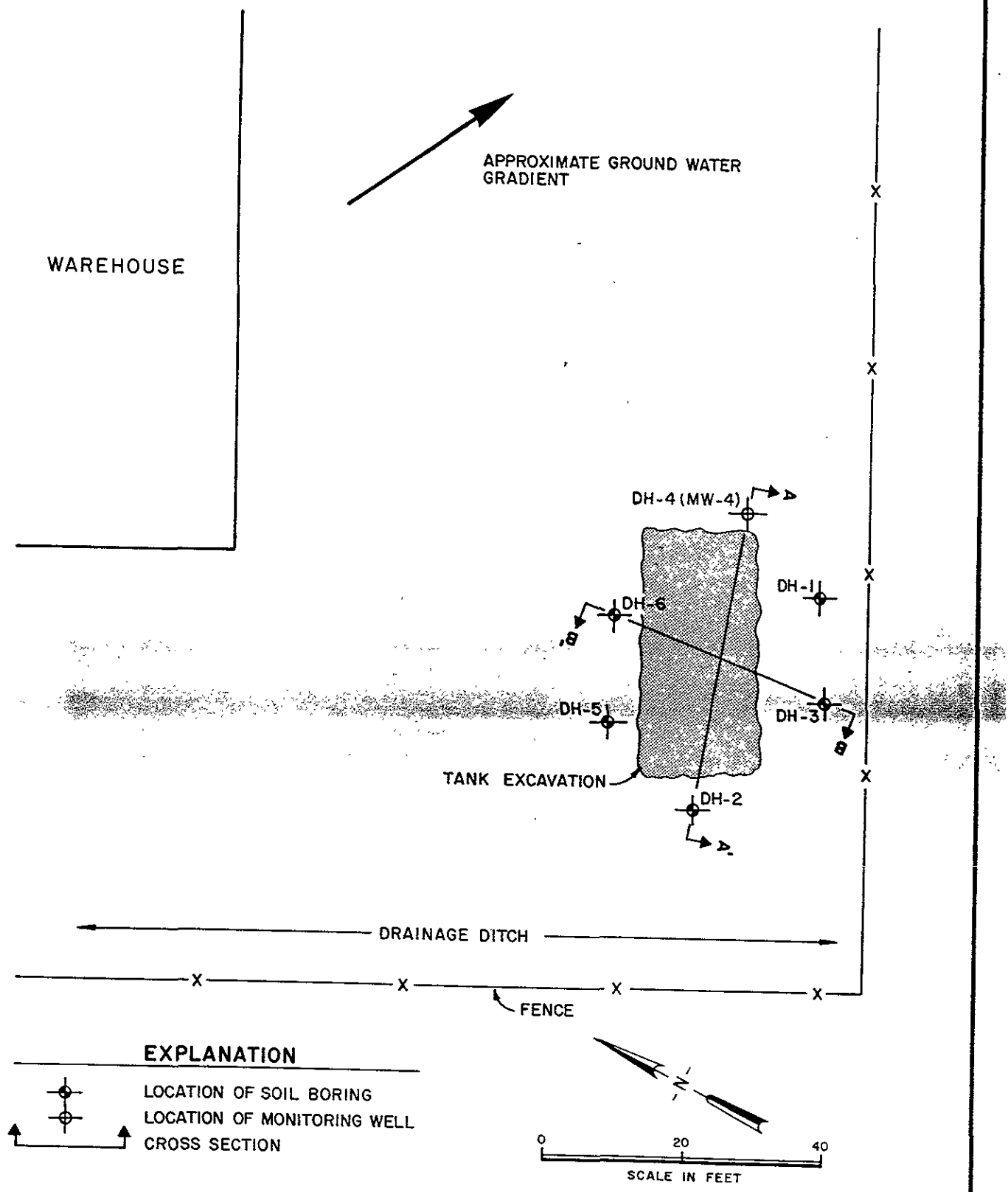
Results of Analyses Performed on Soil and Ground Water Samples

Sample ID	TPHd	TPHg	BTEX			
	Diesel	Gasoline	Benzene	Toluene	Ethyl Benzene	Xylenes
MS-1W	<10,000	18,000	1,500	1,500	200	700
MS-1E	<10,000	<1,000	<100	<100	<100	<100
MS-1	1,400	6,000	320	350	130	1,300

All concentrations reported in parts per billion (ppb); µg/Kg or µg/L

TPHd: Total Petroleum Hydrocarbons as diesel

TPHg: Total Petroleum Hydrocarbons as gasoline



Beta Associates

1345 DOOLITTLE DRIVE
SAN LEANDRO, CALIFORNIA

SITE PLAN

FIGURE 3

156-122.1
6-89

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ANALYSIS DATA SHEET - PETROLEUM HYDROCARBON COMPOUNDS
ANAMETRIX, INC. (408) 432-8192

Sample I.D.	: 156-122.1 MW-4	Anametrix I.D.	: 8905059-01
Matrix	: WATER	Analyst	:
Date sampled	: 05/08/89	Supervisor	:
Date anl.TPHg	: 05/09/89	Date released	: 05/09/89
Date ext.TPHd	: 05/08/89	Date ext. TOG	: N/A
Date anl.TPHd	: 05/09/89	Date anl. TOG	: N/A

CAS #	Compound Name	Reporting Limit (ug/l)	Amount Found (ug/l)
71-43-2	Benzene	0.5	2.0
108-88-3	Toluene	0.5	ND
100-41-4	Ethylbenzene	0.5	ND
1330-20-7	Total Xylenes	1	19
	TPH as Gasoline	50	65
	TPH as Diesel	50	ND

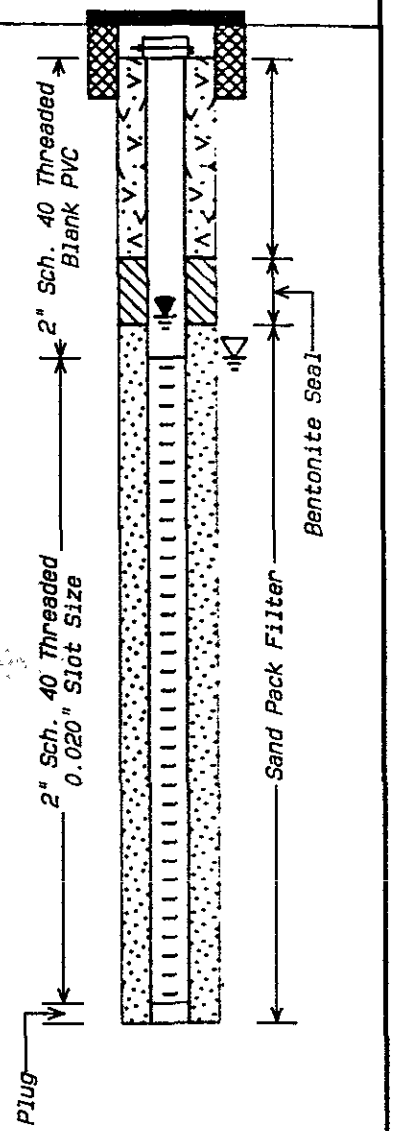
ND - Below reporting limit.
TPHg - Total Petroleum Hydrocarbons as gasoline is determined by GCFID using EPA Method 5030.
TPHd - Total Petroleum Hydrocarbons as diesel is determined by GCFID following either EPA Method 3510 or 3550.
TOG - Total Oil & Grease is determined by Standard Method 503E.
BTEX - Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.

All testing procedures follow California Department of Health Services (Cal-DHS) approved methods.

HOLE NO. MW-4

PROJECT: 1345 Doolittle Drive	DATE: 5-5-89	LOGGED BY: CLH
DRILL RIG: CME-75	HOLE DIA: 8 in	SAMPLER: Mod. Cal./Std. Pen.
GROUNDWATER DEPTH INITIAL: 5 ft	FINAL: 4.38 ft	HOLE ELEV: -- ft

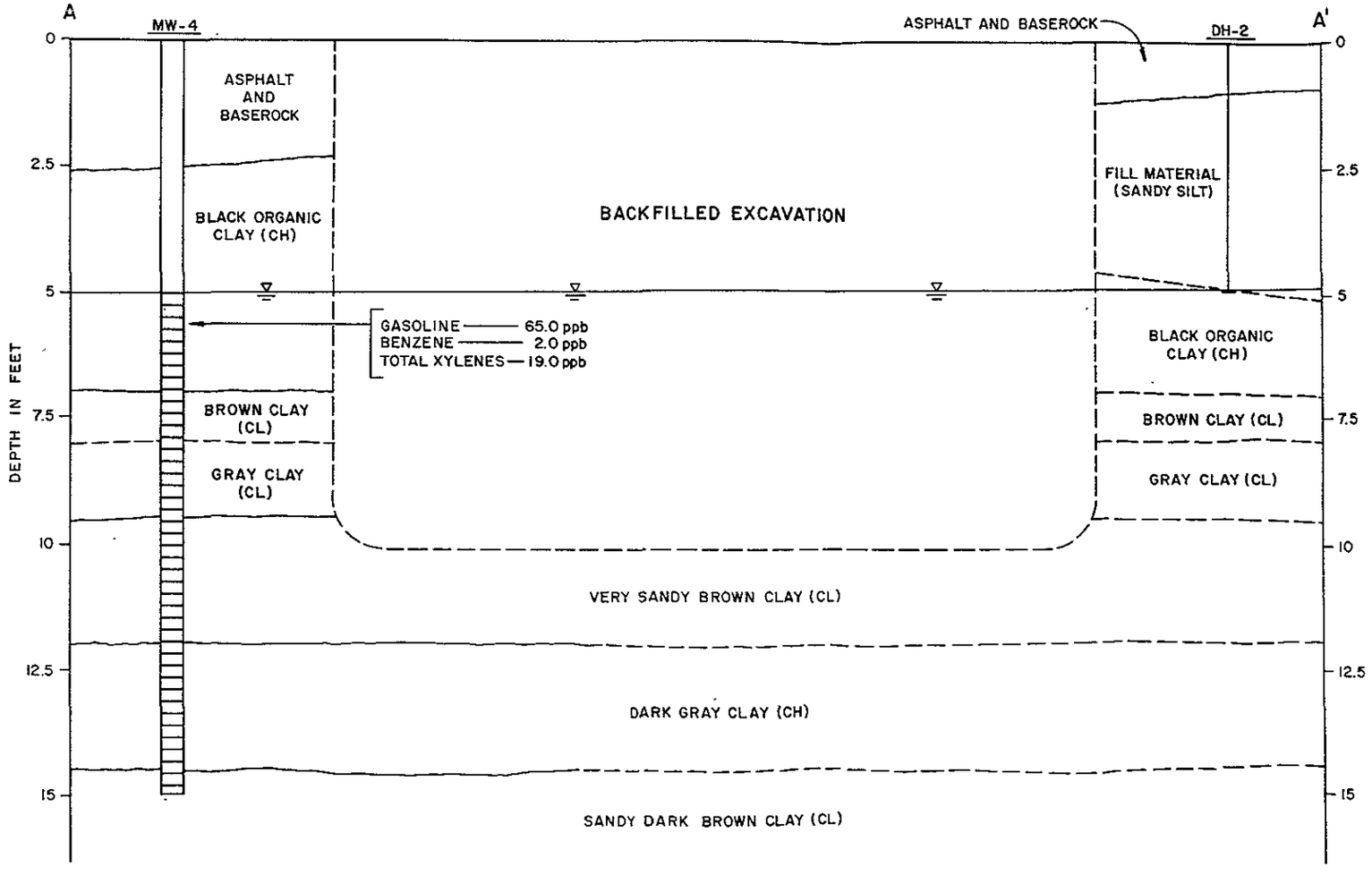
DESCRIPTION	SOIL TYPE	BLOWS / FT
ASPHALT AND BASEROCK.		
CLAY: black, wet, stiff, organic.	OH	11
CLAY: medium brown, wet, soft; rust mottles, rootlets.	CL	4
CLAY: gray, wet, stiff.	CH	
VERY SANDY CLAY: medium brown, saturated, soft; gravelly.	CL	12
CLAY: dark gray, wet, stiff.	CH	4
SANDY CLAY: dark brown, saturated, soft.	CL	10
Bottom of Drill Hole @ 15.0'.		



PROJECT #: 156-122.1

Beta Associates, Inc.

EXPLORATION DRILL HOLE LOG



HORIZONTAL SCALE : 1" = 5'
VERTICAL SCALE : 1" = 2.5'

LEGEND

pbb CONCENTRATION IN GROUND WATER IN PARTS PER BILLION

▽ GROUND WATER

Beta Associates

1345 DOOLITTLE DRIVE
SAN LEANDRO, CALIFORNIA

CROSS SECTION A-A'

FIGURE 4

156-122.1
6-89

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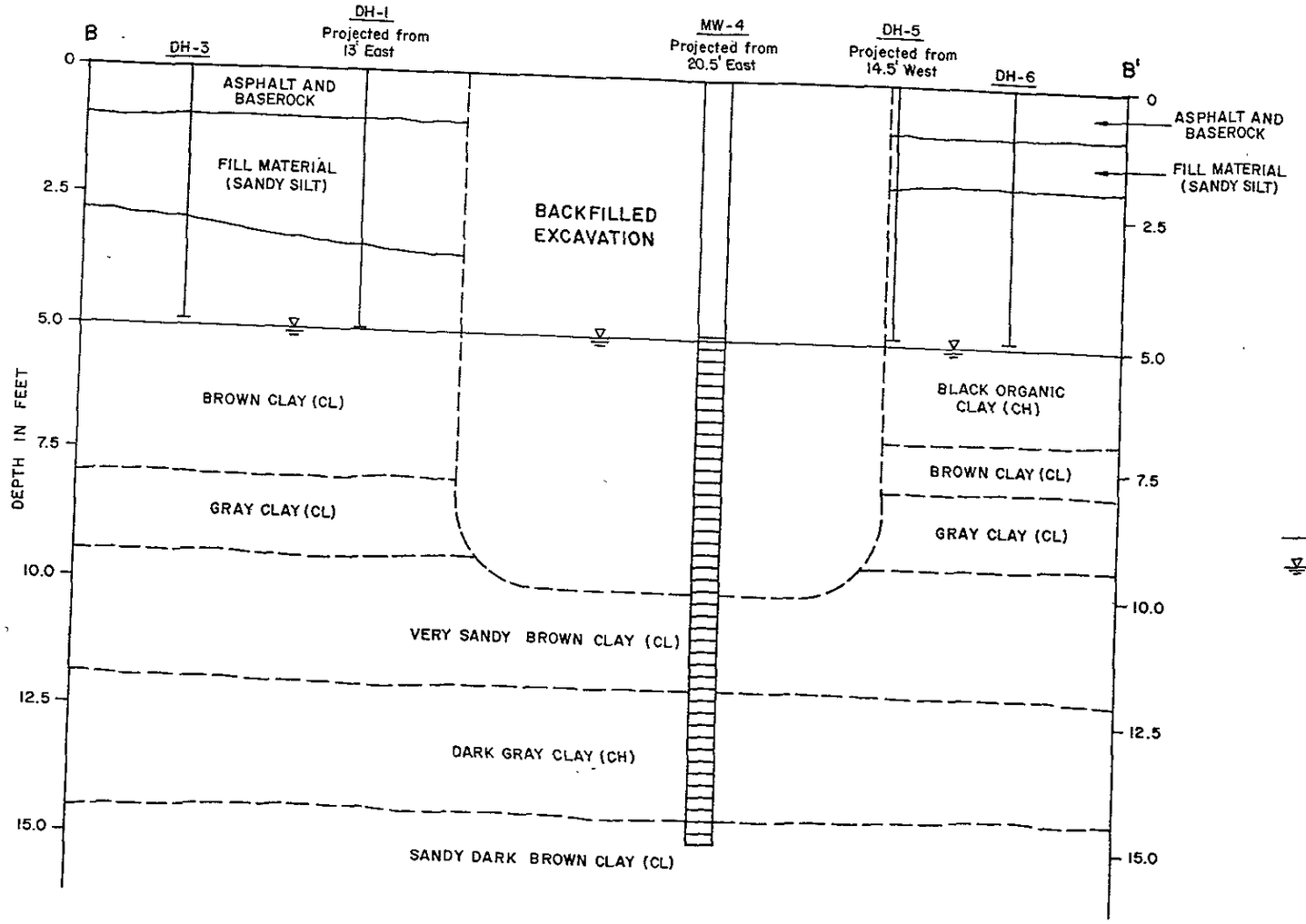

HORIZONTAL SCALE : 1"= 5'
VERTICAL SCALE : 1"= 2.5'

LEGEND

▽ GROUND WATER

Beta Associates

1345 DOOLITTLE DRIVE
SAN LEANDRO, CALIFORNIA

CROSS SECTION B-B'

FIGURE
5

156-122.1
6-89

SAN JOSE BLUEPRINT CO
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TABLE 2-4: Quarterly Groundwater Analytical Results
1345 Doolittle Site, San Leandro, California

CHEMICAL PARAMETERS [All Units in Parts Per Billion (ppb)]

Monitoring Well	Sample Date	Consultant	TCE	PCE	1,1-DCE	1,2 DCE (total)	cis 1,2-DCE	trans 1,2-DCE	1,1-DCA	Vinyl Chloride	Gasoline	Diesel	Benzene	Oil & Grease
MW-4	08/10/89	ENSR	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
"	11/07/89	ENSR	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
"	07/27/90	ENSR	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
"	11/02/90	ENSR	1.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
"	03/16/92	H+GCL	4.0	44.0	ND	ND	ND	ND	ND	ND	ND	87	ND	NA
"	08/06/92	H+GCL	2.0	25.0	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	12/10,11/92	H+GCL	2.0	18.0	ND	ND	ND	ND	ND	ND	NA	240	NA	NA
"	03/31/93	H+GCL	1.0	31.0	ND	ND	ND	ND	ND	ND	ND	ND	NA	NA
"	06/18/93	H+GCL	1.0	14.0	ND	ND	ND	ND	ND	ND	NA	100	NA	NA
"	09/17/93	H+GCL	ND	6.0	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	12/28/93	H+GCL	2.5	4.6	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	04/08/94	H+GCL	0.71	2.9	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	07/27/94	Hygienetics	0.62	1.0	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	12/15/94	Hygienetics	ND	2.1	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	04/07/95	Hygienetics	ND	1.0	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	08/18/95	Hygienetics	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	12/15/95	Hygienetics	0.8	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA
"	08/01/96	Hygienetics	ND	ND	ND	ND	ND	ND	ND	ND	NA	ND	NA	NA

TCE	= Trichloroethene	PCE	= Perchloroethene or Tetrachloroethene	ND	= Not Detected
1,1-DCE	= 1,1-Dichloroethene	1,1-DCA	= 1,1-Dichloroethane	NA	= Not Analyzed
1,2-DCE	= Total 1,2-Dichloroethene	Diesel	= Total high boiling point hydrocarbons		
cis-1,2-DCE	= cis 1,2-Dichloroethene	Gasoline	= Total volatile hydrocarbons as gasoline		
trans 1,2-DCE	= trans 1,2-Dichloroethene	Oil & Grease	= Total oil and grease		