

CITY OF SAN LEANDRO

MEMORANDUM

DATE: April 6, 1995
TO: Debbie Potter, Redevelopment Administrator
FROM: Michael Bakaldin, Hazardous Materials Coordinator
SUBJECT: 960 San Leandro Boulevard - Status Report

I've recently reviewed all environmental documentation pertaining to the former corporation yard at 960 San Leandro Boulevard. The primary documents reviewed included data sheets from the underground storage tank removals in 1986, three Woodward-Clyde reports, a Harding-Lawson letter report, and a Hageman-Aguiar letter report.

The Woodward Clyde reports include a Phase I environmental review dated October 5, 1988, a Phase II environmental assessment dated February 1989, and a Phase III site exploration report dated September 14, 1989. The Woodward-Clyde reports were generated in an effort to determine the existence of any soil or groundwater contamination at the property. Woodward-Clyde drilled a total of 14 soil borings throughout the site. Five of those soil borings were converted into monitoring wells. The soil borings and monitoring wells were located in the vicinity of the former underground storage tanks and in areas where hazardous materials and wastes were known to be used or stored.

The Harding Lawson letter report documents the results of groundwater sampling of two of the five monitoring wells. The Hageman-Aguiar report documents a recent round of groundwater sampling from three of the five on-site wells.

Based on my review of the above-mentioned reports I have reached the following conclusions:

1. There appears to be some residual soil contamination immediately beneath the former 7,500 gallon diesel tank (see attached map). The downgradient monitoring well (MW-4) has shown minor levels of dissolved diesel but no BTEX. Soil samples collected from underneath the tank in 1986 showed very low levels of soil contamination. A soil boring drilled immediately below the former tank location in 1988 showed elevated levels of diesel immediately below the former tank at ten feet below ground surface (1,700 ppm TPH-D, ND for BTEX). At fifteen feet bgs in the same boring, the diesel levels dropped significantly to 750 ppm TPH-d with non-

detectable readings for BTEX again. Four additional soil borings were drilled around the former tank pit with most soil samples showing non-detectable concentrations of TPH-D and BTEX. Only one boring showed elevated levels of TPH-D with readings of 120 and 310 ppm at 25 and 30 feet bgs, respectively. Based on these results, soil excavation does not appear necessary. As requested by the County, the downgradient well (MW-4) should be monitored several more times to confirm that there is no significant groundwater impact from the limited diesel remaining in the soil.

2. The PCE that has been detected in several wells on the property is most likely from an upgradient source. The Phase I report identifies two dry cleaning establishments that operated upgradient of the property for over 50 years. The PCE readings in the City wells have all been at or below drinking water standards with the highest readings along the southern edge of the property, which is consistent with the finding of an off-site source. The readings on City property are also well below those detected further downgradient in the vicinity of Davis and Alvarado. Based on these factors, the PCE readings in the groundwater do not warrant further investigation on City property.
3. The elevated readings of heavy metals, especially chromium, in 1988 probably are an anomaly. As requested by the County, those three wells should be retested for heavy metals to confirm that the readings from 1988 are not representative of groundwater conditions.
4. In February of 1992, the entire property was cleared and graded. During that process all asphalt was broken up and removed from the property and the ground surface was graded. During that process, no additional underground storage tanks, sumps, or areas of contamination were found with the exception of a former hydraulic lift. The hydraulic lift was removed and a soil sample was collected underneath the lift. The soil sample was collected and analyzed by a certified laboratory and tested non-detect for Oil & Grease.
5. Based on the soil and groundwater investigations at the property, there appear to be no additional areas of soil or groundwater contamination.

The Alameda County Health Care Services Agency has provided oversight at the site since early 1989. The majority of the investigative work performed to date has been under their direct review. As such, their only outstanding request is for quarterly groundwater monitoring, which we are prepared to implement in July. Attached is a summary table of all groundwater monitoring activities at the site since 1988. I believe that once several additional rounds of groundwater sampling are completed, and if the results bear out my predictions, the City should be able to obtain closure without further site remediation.

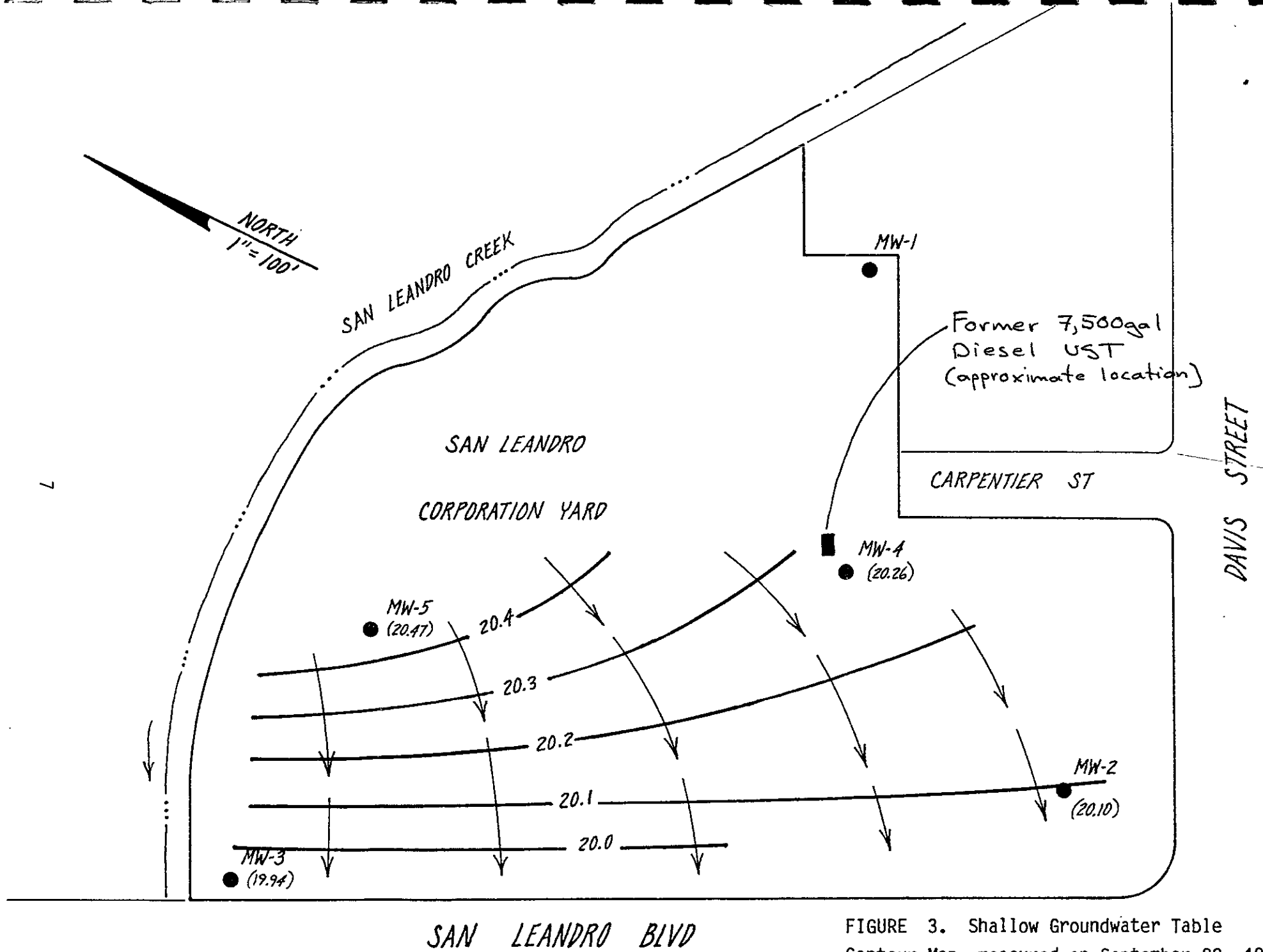


FIGURE 3. Shallow Groundwater Table Contour Map, measured on September 22, 1994.

**GROUNDWATER MONITORING RESULTS
960 SAN LEANDRO BOULEVARD**

	DATE	TPH-D (ug/l)	TPH OIL (mg/l)	BTEX (ug/l)	PCE (ug/l)	OTHER VOC (ug/l)	EPA 625 (ug/l)	METALS(mg/l)				
								Cd	Cr	Pd	Ni	Zn
MW-1	11/18/88	ND	-	ND	ND	ND	-	-	.13	ND	.15	.13
MW-2	09/22/94	ND	-	ND	8.1	ND	-	-	-	-	-	-
	03/25/91	-	-	ND	3.7	ND	-	-	-	-	-	-
	11/18/88	ND	-	ND	6	3 (TCE)	-	-	.69	ND	.84	.74
	11/18/88*	ND	-	ND	5	ND	-	-	.93	ND	1.1	1.4
MW-3	03/25/91	-	-	ND	ND	ND	-	-	-	-	-	-
	11/18/88	ND	-	ND	ND	ND	-	-	.57	ND	.68	.66
MW-4	09/22/94	420	-	ND	ND	ND	-	-	-	-	-	-
	07/21/89	15,000	-	ND	-	-	-	-	-	-	-	-
	07/21/89*	8,900	-	ND	-	-	-	-	-	-	-	-
MW-5	09/22/94	-	-	ND	2.7	ND	-	ND	ND	ND	ND	ND
	07/21/89	ND	-	ND	2.4	ND	ND	-	-	-	-	-

* Duplicate Sample